



SUMTER COUNTY
ZONING AND ADJUSTMENT BOARD

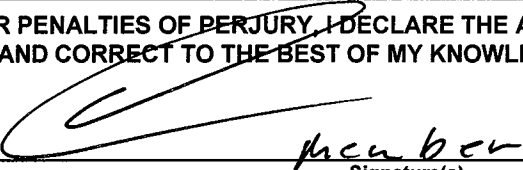



910 N. Main Street, Suite 301, Bushnell, FL 33513
Tel. (352) 793-0270 Fax (352) 793-0274

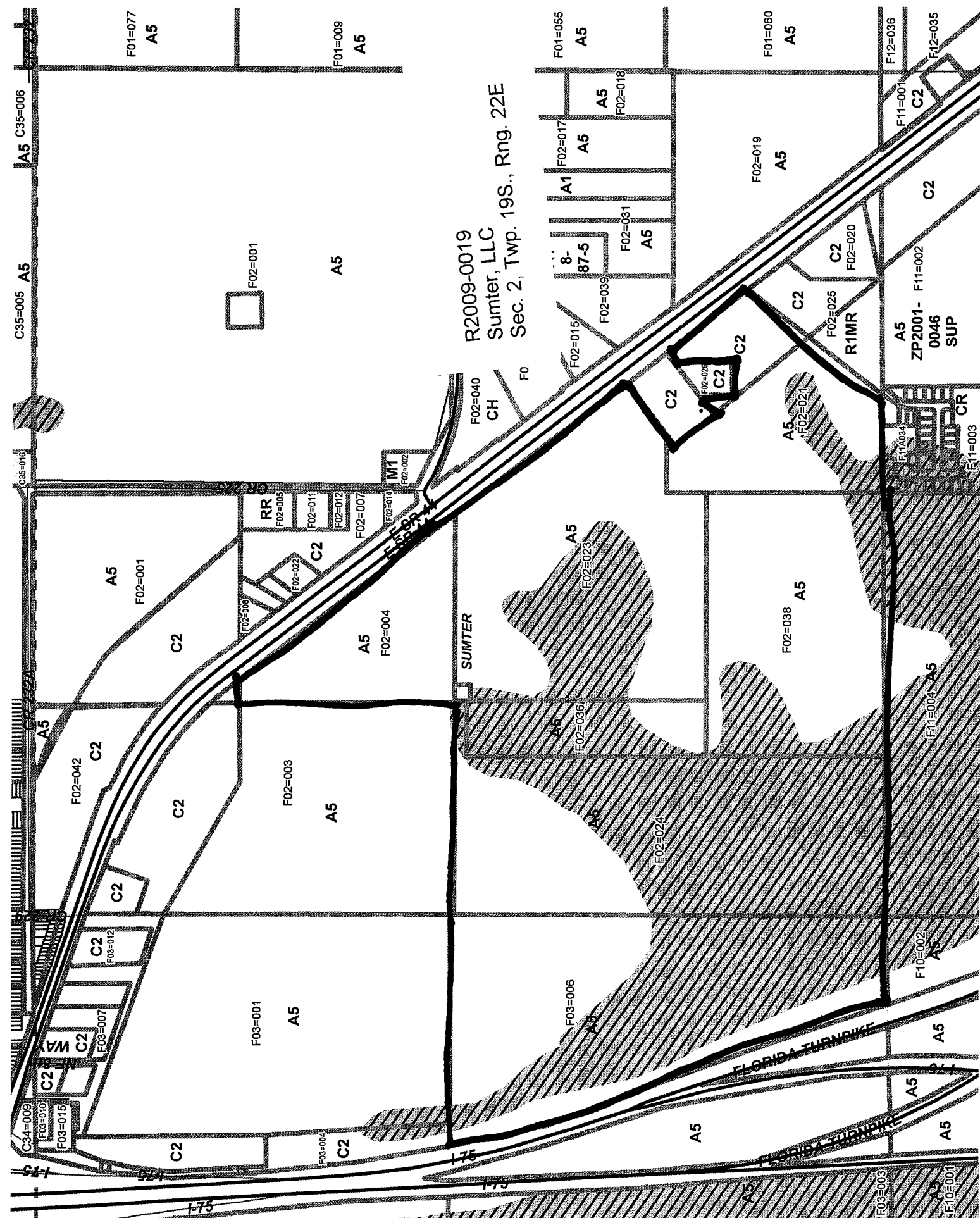
Project No: R2009-0019

Application: 8/24/2009 KES

REZONING

PROJECT TYPE REZONING		PROJECT SUBTYPE Planned C/I Major	PROJECT DESCRIPTION REZONE 175 ACRES MOL TO IP & 5.06 ACRES
OWNER LEE, CAPITAL, LIMITED PARTNERSH		ADDRESS 1403 E SR 44, WILDWOOD, FL 34785	PHONE (941) 951-8849
AGENT/APPLICANT GREG BELIVEAU OR CARLOS BERUFF		ADDRESS 1162 CAMP AVE, MT. DORA, FL 32757	PHONE (352) 385-1940
PARCEL # F02=004	SEC/TWP/RNG 21922	GENERAL Wildwood	DIRECTIONS TO PROPERTY N ON US 301. W ON SR 44. THE PROPERTY IS APPROX 3 MILES ON THE S SIDE OF SR 44.
Property Address			
PARCEL SIZE 180.06 ACRES MOL	F.L.U. INDUSTRIAL		LEGAL DESCRIPTION ALL THAT PART OF SE1/4 OF NW1/4 LYING S OF ST RD 44 OR 134 PG 282 F02=021 SW1/4 OF SE1/4 W OF ROAD R/W & BEG 762.85 FT E OF NW COR OF SW1/4 OF SE1/4 RUN N 18 DEG 4 MIN 30 SEC E 205.89 FT S 37 DEG 34 MIN E 247 FT S 89 DEG 57 MIN 15 SEC W 214.73 FT TO POB LESS BEG AT SE COR OF SW1/4 OF SE1/4 RUN S 89 DEG 55 MIN 36 SEC W 703.95 FT N 37 DEG 56 MIN 36 SEC E 1142.34 FT TO S R/W LINE OF SR 44 SO DEG 05 MIN 55 SEC E 899.97 FT TO POB LESS COM NW COR OF SW1/4 OF SE1/4 RUN E 596.21 FT TO POB RUN E 209.56 FT S 379.29 FT W 210.03 FT N 380.46 FT TO POB OR 153 PG 27 & LESS THAT PORTION OWNED BY STATE DESC IN OR 581 PG 488 F02=023 NE1/4 OF SW1/4 LYING W OF R/W SR 44 & N1/2 OF SE1/4 OF SW1/4 AND THAT PART OF NW1/4 OF SE1/4 LYING W OF R/W SR 44 LESS BEG 762.85 FT E OF SW COR OF NW1/4 OF SE1/4 RUN N 18 DEG 04 MIN 30 SEC E 205.89 FT TO W/LY R/W SR 44 RUN S 37 DEG 34 MIN E ALONG R/W 247 FT W 214.73 FT TO POB LESS THAT PORTION OWNED BY STATE DESC IN OR 581 PG 488 LESS THE N 100 FT OF W 100 FT OF NE 1/4 OF SW 1/4 LESS S 400 FT OF THE N 1/2 OF SE 1/4 OF SW 1/4 F02=024 W1/2 OF SW1/4 LESS THE S 2540 FT OF E 325 FT OT W 1/2 OF SW 1/4 F02=036 THE N 1480 FT OF THE S 2530 FT OF E 325 FT OF THE W 1/2 OF SW 1/4 F02=038 THE S 1060.00 FT OF THE SE 1/4 OF THE SW 1/4 AND THE S 1060.00 FT OF THE E 325.00 FT OF THE W 1/2 OF SW 1/4 F03=006 SE1/4 E OF I 75 R/W
REQUESTED REZONING REZONE 175 ACRES MOL FROM A5 TO IP(PLANNED INDUSTRIAL) & 5.06 ACRES FROM A5 TO PIE		REZONED ACREAGE 180.06 ACRES MOL	REZONED LEGAL DESCRIPTION LEGAL DESCRIPTION: A PORTION OF SECTION 2 AND SECTION 3, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE WEST 1/4 OF SECTION 2-19-22; THENCE SOUTH 89°59'12" EAST ALONG THE SOUTH LINE OF SW 1/4 OF THE NW 1/4, SECTION 2-19-22, A DISTANCE OF 1310.74 FEET; THENCE NORTH 00°15'09" EAST ALONG THE WEST LINE OF THE SE 1/4 OF THE NW 1/4 SECTION 2-19-22, A DISTANCE OF 1326.86 FEET; THENCE NORTH 89°56'38" EAST ALONG THE NORTH LINE OF THE SE 1/4 OF THE NW 1/4 SECTION 2-19-22, A DISTANCE OF 121.64 FEET TO A POINT ON THE SOUTHWEST RIGHT OF WAY LINE OF STATE ROAD NUMBER 44; (THE FOLLOWING 3 COURSES ARE ALONG THE SOUTHWEST RIGHT OF WAY LINE OF STATE ROAD NUMBER 44) THENCE SOUTH 37°37'01" EAST 169.55 FEET; THENCE NORTH 52°22'59" EAST 8.00 FEET; THENCE SOUTH 37°37'01" EAST 2850.00 FEET; THENCE SOUTH 52°22'59" WEST 1015.61 FEET; THENCE NORTH 87°13'54" WEST 1194.49 FEET; THENCE NORTH 00°14'34" EAST 523.17 FEET; THENCE NORTH 89°20'12" WEST 295.00 FEET; THENCE SOUTH 00°14'34" WEST 752.73 FEET; THENCE SOUTH 85°01'29" WEST 1026.91 FEET; THENCE NORTH 88°01'31" WEST 786.75 FEET

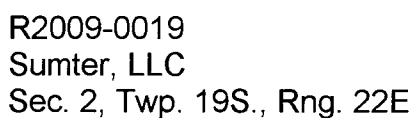
		TO A POINT EASTERLY RIGHT OF WAY OF FLORIDA'S TURNPIKE, INTERSTATE I-75 THENCE NORTH 17°56'28" WEST ALONG AFOREMENTIONED EASERLY RIGHT OF WAY 1983.14 FEET; THENCE NORTH 8° 2'28" EAST ALONG THE NORTH LINE OF SE 1/4 OF SEC 3-19-22, A DISTANCE OF 1426.31 FEET TO THE POINT OF BEGINNING.		
ABUTTING PROPERTY	NORTH	EAST	SOUTH	WEST
ZONING/USE F.L.U.	C2/A5-VACANT COMMERCIAL	CL/CH/RR-RES/AUTO COMMERCIAL	C2/A5-PASTURE AG	A5-I-75/SWFWMD CONSERVATION
As owner/agent, I agree to post the hearing plaques within 24 hours on the property's road frontage at the corners and at 300' intervals between. I understand any action on my application will be governed by Sumter County's Comprehensive Plan and Development Code, and my payment of the non-refundable application fee will not influence the decision made on this application.				
UNDER PENALTIES OF PERJURY, I DECLARE THE ABOVE INFORMATION THAT I HAVE GIVEN TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.				
 Signature(s)			August 24, 2009 Date	
A Public Hearing before the Zoning and Adjustment Board will be held on the date indicated below in the Sumter County Courthouse, Bushnell, FL. This application will be heard at the time indicated below. Your appearance or representation at this hearing is required, and lack of same will cause your application to be disposed of according to the policy adopted by the Board of County Commissioners. The recommendation of the Zoning and Adjustment Board on this request will be presented to the Board of County Commissioners at a Public Hearing to be held at the date/time indicated below in the Sumter County Courthouse, Bushnell, FL, room number indicated below.				
Development Review Committee		1/11/2010 2:00 PM	Room: 142	Recommendation: _____
Zoning and Adjustment Board		2/1/2010 6:30 PM	Room: 142	Action: _____
County Commission Meeting		2/9/2010 5:30 PM	Room: 142	Action: _____
NOTICES SENT 		RECEIVED IN FAVOR 		RECEIVED OBJECTING 
Please Note: In preparation of the application, county zoning staff will visit the site to take photographs. This will be done in county-marked vehicles. Generally, staff will take photographs from the roadway or easement, and will not come on site unless access requires it.				





SEE PAGE 19

TWP.18S-RNG.22E



SUMTER COUNTY ZONING AND ADJUSTMENT BOARD
February 1, 2010

BOARD OF SUMTER COUNTY COMMISSIONERS
February 9, 2010

CASE NO.	R2009-0019
APPLICANT:	Sumter, LLC
REPRESENTATIVE:	Greg Beliveau and Connor Chambers
REQUESTED ACTION:	Rezone 175 acres MOL from A5 to IP (Planned Industrial) and 5 acres MOL from A5 to PIE (Public Institutional Educational).
EXISTING ZONING:	A5
FUTURE LAND USE:	Industrial (175 acres) and Public Institutional Educational (5 acres)
EXISTING USE:	Vacant
PARCEL SIZE:	180 acres MOL
GENERAL LOCATION:	Wildwood
LEGAL DESCRIPTION:	See Exhibit A
<u>SURROUNDING LAND USE:</u>	<u>SURROUNDING ZONING:</u>
NORTH: Commercial	NORTH: C2, A5 = vacant
SOUTH: Agriculture	SOUTH: A5, C2 = vacant
EAST: Commercial	EAST: CL, CH, RR = residence & commercial
WEST: Conservation	WEST: A5- I-75 & SWFWMD lands
COMMISSIONER'S DISTRICT:	Doug Gilpin

CASE SUMMARY:

The applicant requests a rezoning from A5 to IP (Planned Industrial) on 175 acres MOL and from A5 to PIE (Public Institutional Educational) on 5 acres MOL. The subject property is located on the south side of SR 44 approximately 0.6 miles to the east of I-75. The western portion of the subject property fronts along the Florida Turnpike. The rezoning is intended to provide an industrial development center along a major state highway.

CASE ANALYSIS:

The subject property is located along the SR 44 corridor which is comprised of a mix of Commercial and Industrial properties. Properties located to the north and east of the subject property have Commercial future land uses. Properties located to the south of the subject property have Agricultural future land uses. The properties to the south are primarily large vacant parcels that are under the same ownership as the subject property. The Three Flags Mobile Home and RV Resort is the closest quasi-residential area to the subject property. The mobile home and RV resort is located approximately 1,000 feet to the south of the subject property and 500 feet to the east of the subject property.

The subject property is located within an area that the County has identified as a desirable area to attract large scale industrial development. This is due to the proximity to major transportation facilities (I-75, Florida Turnpike, SR 44, US 301) and availability of utility infrastructure from the City of Wildwood.

The requested rezoning is to the IP (Planned Industrial) zoning district on 175 acres of the 180 acre parcel. The IP zoning district is a requirement of the Sumter County Comprehensive Plan for the subject property (Policy 7.1.2.19 of the Future Land Use Element). The IP zoning process is appropriate for large projects, projects with a sensitive interface with residential or agricultural properties, and projects with significant infrastructure requirements.

The requested rezoning to the PIE (Public Institutional Educational) zoning district on the remain 5 acres of the 180 acre parcel is due to the fact that this 5 acre tract contains Progress Energy transmission lines and is subject to an easement for Progress Energy. Because of this fact, the adopted future land use for the 5 acres is Public/Institutional/Educational. The uses of this 5 acres is limited to parking, stormwater facilities, and access roads.

Section 13-332(a)(5)(b), Land Development Code, provide for the standards for the IP zoning district. The following provides a summary of the compliance of the IP zoning district standards (*staff's analysis is in italic text*).

1. The IP district allows for any industrial, commercial, or office use subject to limitations established in the approval of the IP district (office and commercial uses can not exceed 25% of total project gross floor area).

The following list provides the uses proposed for this project. The list identifies those uses which are either permitted by right, require additional future review if they are special or conditional uses, or are completely prohibited:

<i>2.000 RESIDENTIAL</i>	<i>Prohibited except for 2.620 below.</i>
<i>2.620 Hotels, motels, and similar businesses or institutions providing overnight accommodations</i>	<i>Permitted</i>
<i>3.100 RETAIL FOOD, BEVERAGES AND SUNDRIES SALES</i>	<i>Permitted except for 3.144 and 3.145 below.</i>

<i>3.144 Liquor on-premises only (8 COP S lic.)</i>	<i>Special</i>
<i>3.145 Liquor on-premises or package (8 COP Quota lic.)</i>	<i>Special</i>
<i>3.200 PERSONAL CARE SERVICES</i>	<i>Permitted except for 3.260 below.</i>
<i>3.260 Bath & massage parlor</i>	<i>Prohibited</i>
<i>3.300 DEPARTMENT, VARIETY AND GENERAL MERCHANDISE STORES</i>	<i>Permitted</i>
<i>3.400 BUSINESS AND PROFESSIONAL SERVICES, SUPPLIES & EQUIPMENT</i>	<i>Permitted</i>
<i>3.500 RECREATION, ENTERTAINMENT, AMUSEMENT AND HOBBIES</i>	<i>Permitted except for uses 3.542, 3.544, 3.545, 3.552, 3.553</i>
<i>3.542 Horseback riding academy, stables and trails</i>	<i>Prohibited</i>
<i>3.543 Golf courses, golf driving range</i>	<i>Permitted</i>
<i>3.544 Automobile, motorcycle horse and dog racing track</i>	<i>Prohibited</i>
<i>3.545 Go-cart track</i>	<i>Prohibited</i>
<i>3.551 Night clubs, private for profit clubs and dance halls</i>	<i>Permitted</i>
<i>3.552 Bottle club</i>	<i>Prohibited</i>
<i>3.553 Sex shop, sexually oriented media shop, sexually oriented motion picture theater, or sexually oriented cabaret</i>	<i>Prohibited</i>
<i>3.560 Radio station, TV studios</i>	<i>Permitted</i>

3.600 HARDWARE; BUILDING MATERIALS, EQUIPMENT, SUPPLIES & FURNISHINGS	Permitted except for use 3.660 below.
3.660 Chemical supplies dealer	Special
3.700 MOTOR VEHICLES; HEAVY EQUIPMENT AND MACHINERY	Permitted
3.800 WHOLESALE SALES AND SERVICES	Permitted except for use 3.812 below.
3.812 Petroleum products distributor, bulk propane gas distributor	Special
3.900 MISCELLANEOUS	Permitted except for use 3.912 and 3.921 below.
3.912 Kennel, commercial	Special
3.921 Fish camp with/without lodging, marinas	Prohibited
4.100 MANUFACTURING, FABRICATION, PROCESSING, ASSEMBLY, AND TREATING	Permitted
4.200 STORAGE AND WAREHOUSING, WHOLESALE AND DISTRIBUTION, RESEARCH AND TESTING	Permitted
4.300 HAZARDOUS MATERIALS	Special or Conditional
4.400 SALVAGE/ RECYCLING	Special
4.500 MANUFACTURE, STORAGE OR DISTRIBUTION OF FLAMMABLE OR EXPLOSIVE MATERIALS IN BULK QUANTITIES	Prohibited

<i>5.100 GENERAL GOVERNMENTAL USES</i>	<i>Permitted</i>
<i>5.200 EDUCATIONAL USES</i>	<i>Permitted except for uses 5.210 and 5.220 below.</i>
<i>5.210 Public schools, colleges, universities (accredited) including associated grounds and facilities such as athletic buildings and dormitories</i>	<i>Special</i>
<i>5.220 Private or parochial non-profit schools, (accredited) including associated grounds and facilities such as athletic buildings and dormitories</i>	<i>Special</i>
<i>5.300 HOUSES OF WORSHIP, CULTURAL FACILITIES</i>	<i>Permitted except for use 5.311 below.</i>
<i>5.311 Churches, Synagogues, Temples and accessory buildings including elementary or secondary school buildings & residential structures for religious personnel</i>	<i>Special</i>
<i>5.400 ORGANIZATION USES</i>	<i>Permitted</i>
<i>5.500 HEALTH CARE, INTERMENT, CHILD CARE</i>	<i>Permitted except for uses 5.520, 5.530, 5.540, 5.541, 5.542, 5.560 below.</i>
<i>5.520 Hospital/trauma center</i>	<i>Special</i>
<i>5.530 Handicapped or infirm institution</i>	<i>Special</i>
<i>5.540 Substance abuse treatment and rehabilitation center</i>	<i>Prohibited</i>

<i>5.541 Treatment of non-offenders</i>	<i>Prohibited</i>
<i>5.542 Treatment of offenders</i>	<i>Prohibited</i>
<i>5.560 Cemetery, crematory, mausoleum</i>	<i>Special</i>
<i>5.600 EMERGENCY SERVICES/DETENTION FACILITIES</i>	<i>Permitted except for uses 5.630, 5.640, 5.650 below.</i>
<i>5.630 Firing range</i>	<i>Prohibited</i>
<i>5.640 Adult detention facilities</i>	<i>Prohibited</i>
<i>5.650 Juvenile detention facilities</i>	<i>Prohibited</i>
<i>5.700 PUBLIC WORKS AND UTILITIES</i>	<i>Special or Conditional Use</i>
<i>5.800 COMMUNICATIONS</i>	<i>Permitted except for use 5.830 below.</i>
<i>5.830 Communication towers</i>	<i>Special</i>
<i>5.900 TRANSPORTATION</i>	<i>Permitted except for use 5.910 and 5.940 below.</i>
<i>5.910 Airport, public or private</i>	<i>Prohibited</i>
<i>5.940 Railroad station, railroad switching yard</i>	<i>Special</i>
<i>6.000 EXCAVATION and MINING USES</i>	<i>Prohibited</i>

As of January 27, 2010, staff is still in negotiations with the applicant regarding the final list of uses. The primary point of discussion relates to the excavation and mining uses. At this time, the applicant desires to include excavation and mining use (use 6.00) as a permitted use. Excavation and mining uses are prohibited from the industrial (ID) and commercial (CL, CH, CR) zoning districts. The IP district only allows for uses which are either a permitted, special, or conditional use within these industrial and commercial zoning districts. Consequently, staff can not support excavation and mining as a permitted use within the IP district

Staff will continue discussions with the applicant to finalize the list of uses prior to the public hearing on February 1, 2010. Staff will present any changes or alterations to the list of issues at the public hearing for consideration.

2. IP must be in an Industrial or Mixed Use Future Land Use.

The Future Land Use of the subject property is Industrial.

3. IP must front on a federal, state, or county arterial road that is convenient and easily accessible from intersection federal, state, or county arterial roads.

The subject property is located on SR 44, a state arterial road and is located between I-75 and US 301, two federal arterial roads.

4. Buildings shall not cover more than 50% of the property.

The proposed buildings cover approximately 21% of the subject property;

5. Maximum building height of 50 feet.

The proposed maximum building height is 50 feet.

6. Setback of 75 feet from arterial roads and 25 feet from local roads.

Setbacks are a minimum of 75 feet from SR 44.

7. Setback of 20 feet from rear and side property lines.

Setbacks are a minimum of 75 feet from rear and side property lines.

8. Minimum separation area of 100 feet between industrial building/activity and property line of residential property.

The closest industrial building to residential property is more than ¼ mile away.

9. Screening is required as follows:

- a. Where industrial activity is within 200 feet of residentially developed property - Type A (100% opaque from ground to six (6) feet at time of occupancy and 50% opaque between six (6) feet and nine (9) feet within two (2) years of occupancy.
- b. Where industrial activity is between 200 feet and less than 400 feet of residentially developed property - Type B (75% opaque from ground to four (4) feet at time of occupancy and 50% opaque between four (4) feet and six (6) feet within two (2) years of occupancy.
- c. Where industrial activity is between 400 feet and less than 600 feet of residentially developed property - Type C (50% opaque from ground to two (2) feet at time of occupancy and 50% opaque between two (2) and four (4) feet within two (2) years of occupancy.
- d. Along road frontage - Type C (50% opaque from ground to two (2) feet at time of occupancy and 50% opaque between two (2) and four (4) feet within two (2) years of occupancy.

The proposed screening includes Type B screening along the southeastern property line. Type C screening is proposed along SR 44 and along the balance of the subject property perimeter.

The subject property is proposed to be accessed from two (2) access points on SR 44. SR 44 is under the jurisdiction of the Florida Department of Transportation (FDOT). All access connections, turn lanes, and traffic signals are subject to approval and permitting by the FDOT.

Typically, at the time of site plan review for a site development permit a traffic study is completed to assure the construction of that new building will meet traffic concurrency requirements. However, given the scale of this specific proposed project, staff recommends a condition that requires a full buildout traffic study be submitted with the first site development plan. This will allow for a full analysis of the impacts at buildout of the project and will provide an opportunity to identify needed roadway capacity projects that may be needed over the long term. Consequently, staff recommends the following condition of approval:

Prior to the submittal by of a site plan for the first development phase or building within the subject property, Sumter, LLC shall undertake or commission a traffic analysis, to be prepared by a reputable and licensed traffic engineer for such traffic studies, whose report shall analyze and describe the offsite roadway impacts to be expected from the entire project's planned uses and vehicle trips (and not merely the traffic impacts of that first development phase). The traffic study shall be prepared consistent with the County's traffic study methodology and will be reviewed and approved by the County. If the traffic study indicates the need for mitigation to roadways impacted by the project to either maintain adopted level of service standards or to bring existing roadways to an acceptable standard to accommodate the increased traffic demand of the project, then Sumter, LLC shall be responsible to either make the required improvements or to fund their proportionate share of the cost of the required improvements consistent with the County's Proportionate Share ordinance (Ordinance 2006-36; Sections 20-101 through 20-111, Sumter County Code of Ordinances).

The Sumter County Development Review Committee (DRC) reviewed this application on January 11, 2010, and recommended approval to the Zoning & Adjustment Board subject to conditions shown in Exhibit B.

DIVISION OF PLANNING & DEVELOPMENT STAFF CONCLUSIONS:

Staff deems the application sufficient and in compliance with the minimum requirements of the Sumter County Land Development Code and Comprehensive Plan and recommends approval subject to conditions in Exhibit B.

Notices Sent: 7 (In objection) 0 (In favor) 0

Zoning & Adjustment Board Recommendation:

Board of County Commissioners:

SKETCH OF DESCRIPTION

NOT A FIELD SURVEY

Exhibit A

SHEET 1 OF 2

LEGAL DESCRIPTION:

A PORTION OF SECTION 2 AND SECTION 3, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE WEST 1/4 OF SECTION 2-19-22; THENCE SOUTH 89°59'12" EAST ALONG THE SOUTH LINE OF SW 1/4 OF THE NW 1/4, SECTION 2-19-22, A DISTANCE OF 1310.74 FEET; THENCE NORTH 00°15'09" EAST ALONG THE WEST LINE OF THE SE 1/4 OF THE NW 1/4 SECTION 2-19-22, A DISTANCE OF 1326.86 FEET; THENCE NORTH 89°56'38" EAST ALONG THE NORTH LINE OF THE SE 1/4 OF THE NW 1/4 SECTION 2-19-22, A DISTANCE OF 121.64 FEET TO A POINT ON THE SOUTHWEST RIGHT OF WAY LINE OF STATE ROAD NUMBER 44; (THE FOLLOWING 3 COURSES ARE ALONG THE SOUTHWEST RIGHT OF WAY LINE OF STATE ROAD NUMBER 44) THENCE SOUTH 37°37'01" EAST 169.55 FEET; THENCE NORTH 52°22'59" EAST 8.00 FEET; THENCE SOUTH 37°37'01" EAST 2850.00 FEET; THENCE SOUTH 52°22'59" WEST 1015.61 FEET; THENCE NORTH 87°13'54" WEST 1194.49 FEET; THENCE NORTH 00°14'34" EAST 523.17 FEET; THENCE NORTH 89°20'12" WEST 295.00 FEET; THENCE SOUTH 00°14'34" WEST 752.73 FEET; THENCE SOUTH 85°01'29" WEST 1026.91 FEET; THENCE NORTH 88°01'31" WEST 786.75 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF FLORIDA'S TURNPIKE, INTERSTATE I-75; THENCE NORTH 17°56'28" WEST ALONG AFOREMENTIONED EASTERLY RIGHT OF WAY, 1983.14 FEET; THENCE NORTH 89°02'28" EAST ALONG THE NORTH LINE OF THE SE 1/4 OF SECTION 3-19-22, A DISTANCE OF 1426.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 180.06 ACRES MORE OR LESS.

ABBREVIATIONS:

LB = LICENSED BUSINESS
C = CENTERLINE
P.O.B. = POINT OF BEGINNING
ORB = OFFICIAL RECORD BOOK
PG = PAGE
REF. = REFERENCE POINT
SEC. = SECTION

GENERAL NOTES:

- COPIES OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
- BEARINGS SHOWN HEREON ARE ASSUMED AND REFERRED TO THE SOUTH LINE OF THE SW 1/4 OF THE NW 1/4, SECTION 2-19-22, HAVING A BEARING OF S89°59'12"E

JUNE 23, 2009

ALEXANDER G. DUCHART, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5998



**FARNER
BARLEY**
AND ASSOCIATES, INC.

4450 NE 83RD ROAD - WILDWOOD, FL 34785 - (352) 748-3126

▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4709

SHEET 2 OF 2

SCALE: 1" = 500'

SW 1/4 OF NW 1/4

POINT OF BEGINNING
WEST 1/4 CORNER
SECTION 2-19-22

8' FLORIDA POWER CORPORATION
EASEMENT ORB 86. PAGE 649

55-14365-10-22

SE 1/4
EASTERLY RIGHT-OF-WAY FLORIDA TURNPIKE
75' EASEMENT PER ORB 458, PG. 143
N17°56'28"W 1983.14'
FLORIDA'S TURNPIKE - INTERSTATE I-75

SECTION 3-19-22

4/1 MS 4/1 AN

SW 1/4 of SW 1/4

CORPORATION EASEMENT

295' FLORIDA POWER

205 00' N 89.20' 12" W

5007434'W 752.73'

73

523.17
N0074.34E

N87°3'54"W 110°10'

SE 1/4 OF SW 1/4

TOTAL AREA = 180.06 ACRES±

NE 1/4 OF SW 1/4

STATE ROAD NO. 44
S3737
SOUTHWEST RIGH

ROAD NO. 44
S37°37'01"E
SOUTHWEST RIGHT-OF-WAY

2850.00'
No. 44

44-38861-100

SW 1/4 OF SE 1/4

NW 1/4 OF SEC. 2-19-22
WEST LINE OF SE 1/4 OF
N0015.09'E 1326.86'

N89°56'38"E
121.64'
S37°37'0"
169.5'
N52°22'0"
8.0'



**FARNER
BARLEY**
AND ASSOCIATES, INC.

▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4709

SURVEY NEWS SURVEYS INTERNON-VILLAGES PROJECTS MEDALLION HOMES ID65, 700, 800, 900, 1000, 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500, 4600, 4700, 4800, 4900, 5000, 5100, 5200, 5300, 5400, 5500, 5600, 5700, 5800, 5900, 6000, 6100, 6200, 6300, 6400, 6500, 6600, 6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400, 7500, 7600, 7700, 7800, 7900, 8000, 8100, 8200, 8300, 8400, 8500, 8600, 8700, 8800, 8900, 9000, 9100, 9200, 9300, 9400, 9500, 9600, 9700, 9800, 9900, 10000

Exhibit B

Conditions of Approval for R2009-0019

1. The project shall be developed consistent with the application, plans, narratives, and documents, as may be amended by the conditions of approval, submitted by the applicant for R2009-0019;
2. Site access shall be from SR 44. Site access improvements shall be constructed by the applicant as required by the Florida Department of Transportation access permit;
3. Traffic signals shall be installed by the applicant as warranted and permitted by the Florida Department of Transportation at access points on SR 44;
4. The final engineering plans for the project shall include on-site pedestrian connections between buildings and parking areas;
5. Prior to submittal of a site plan for the first development phase or building within the subject property, the applicant shall undertake or commission a traffic analysis, to be prepared by a reputable and licensed traffic engineer for such traffic studies, whose report shall analyze and describe the offsite roadway impacts expected from the entire project's planned uses and vehicle trips (and not merely the traffic impact of that first development phase). The traffic study shall be prepared consistent with the County's traffic study methodology and will be reviewed and approved by the County. If the traffic study indicates the need for mitigation to roadways impacted by the project to either maintain adopted level of service standards or to bring existing roadways to an acceptable standard to accommodate the increased traffic demand of the project, then the applicant shall be responsible to either make the required improvements or to fund their proportionate share of the cost of the required improvements consistent with the County's Proportionate Share ordinance (Ordinance 2006-36);
6. Buffering and screening of the project shall be consistent with the buffering and screening shown on the conceptual site plan approved as part of this rezoning;
7. Prior to submittal of an engineering site plan for review by the County, the applicant shall enter into a Local Government Development Agreement, pursuant to Chapter 163, Florida Statutes, with the County. The Development Agreement will, at a minimum, delineate the approved uses for the project and provide for guarantee of provision and maintenance of required infrastructure to serve the project.
8. Failure to comply with the conditions of approval of R2009-0019 may result in the suspension or revocation of this approval consistent with the provisions of the Sumter County Land Development Code; and

9. The terms and conditions set forth herein shall inure to the benefit of the applicant as the owner of the subject property, and to any successor in title to the applicant as to the subject property or any portion thereof, and shall additionally constitute a covenant running with title to the subject property or any portion thereof, and shall be legally binding upon any heirs, assigns and successors in title or interest to the applicant as the owner of the subject property or any portion thereof.

Sumter LLC Industrial Park

Industrial Planned Development Rezoning Application



Prepared For:

Sumter, LLC

2212 58th Avenue East
Bradenton, Florida 34203

Prepared By:

LPG Urban and Regional Planners, Inc
1162 Camp Avenue, Mount Dora, Florida 32757
352-385-1940

TABLE OF CONTENTS

Section 1	Rezoning Request, Authorization Letters, List of Uses, and Anticipated Permits
Section 2	Sketch of Description and Legal Description
Section 3	Traffic Analysis
Section 4	Environmental Assessment
Section 5	Archaeological Study
Section 6	Map Series and Conceptual Plan



Urban & Regional Planners, Inc.

August 21, 2009

Mr. Brad Cornelius, Planning Manager
Sumter County
Division of Planning and Development
910 N. Main Street, Suite 301
Bushnell, Florida 33513

**Re: Sumter LLC Industrial Park (LPGURP #1235/8)
Rezoning Application**

Dear Mr. Cornelius:

On behalf of our client, Sumter, LLC we respectfully request the rezoning of 180.06 ± acres from Agriculture to Industrial Planned Development. As you are aware, the subject property is currently being processed as a large scale comprehensive plan amendment and we anticipate the processing of this application concurrently with the amendment.

It is the client's intent to develop the site as a multi-use project below the Development of Regional Impact (DRI) thresholds. The proposed uses are industrial (1,240,800 square feet), office (180,000 square feet), commercial (160,000 square feet), and institutional (no development is proposed for this area other than open space, stormwater retention and parking).

Enclosed please find the support documentation for the rezoning and the application fee in the amount of \$1650.00. Should you have any questions regarding the above or enclosed, please contact our office.

Sincerely,

Greg A. Beliveau, AICP

cc: Mr. Carlos Beruff
Mr. Connor Chambers
File

P:\Projects\1235-S\Correspondence\Lbc081709gab.doc

AUTHORIZATION

APPLICATION REQUEST: (check one)

☒ Rezoning ☐ Variance ☐ Conditional Use
☐ Comprehensive Plan Amendment ☐ Temporary Use
Other (specify): _____

LEGAL DESCRIPTION OF PROPERTY:

Section 2&3 Township 19 Range 22 Alternate Key # _____

Lot/Parcel _____ Block _____

Subdivision (Legal Description and Sketch are attached hereto.)

All Owners of Record must sign this authorization:

I, SHERILYN LEE, as President of Lee Corporation, General Partner of Lee Capital Limited Partnership, and as Co-Trustee of Nellie T. Lee Revocable Trust, owner(s)

(Name of Owner(s)) both Carlos Beruff of Sumter, LLC (Applicant),
of the above described property, authorize and Greg Beliveau of LPG Urban & Regional
(Name of Representative)

Planners (Applicant's agent) to serve as agent on my behalf for the purpose of making
(Name of Business)
application for the proposed request. No further authorization is expressed or implied, than that
which is described herein.

SIGNATURE: _____

(Signature of Owner(s)) SHERILYN LEE

President of Lee Corporation, General Partner of Lee Capital
and Limited Partnership,
Co-Trustee of Nellie T. Lee Revocable Trust

STATE OF FLORIDA

COUNTY OF SUMTER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and
County aforesaid to take acknowledgements, personally appeared

SHERILYN LEE, who is personally known to me or provided
as identification and who did not

take an oath.

WITNESS my hand and official seal this

16 day of August 2009

Printed Name _____

Notary Public - State of Florida



ATTACHMENT (Legal Sketch and Description, 2 Sheets)

SKETCH OF DESCRIPTION
NOT A FIELD SURVEY

NOT A FIELD SURVEY

SHEET 1 OF 2

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CONTAINING 180.06 ACRES MORE OR LESS.

ABBREVIATIONS:

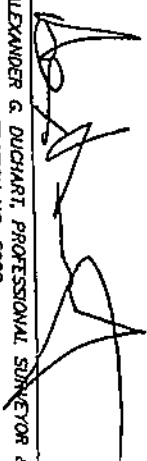
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JUNE 23, 2009

ALEXANDER G. DUCHART, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5998



Board of County Commissioners

Division of Planning & Development

Planning Services

910 N. Main Street, Suite 301 • Bushnell, FL 33513 • Phone (352) 793-0270 • FAX: (352) 793-0274
Website: <http://sumtercountyfl.gov/plandevelop>

Authorization Form for LLC

State of Florida
County of Manatee

I/~~we~~ the undersigned as the (X) Manager () Managing Member of
Sumter, LLC,
and as the (X) Applicant () Owner hereby authorize Greg A. Beliveau
of LPG Urban & Regional Planners, Inc.
to act as my/our agent in connection with the (X) Rezoning () Comprehensive
Plan Amendment () Special Use Permit () Temporary Use Permit
() Conditional Use Permit () Operating Permit () Other: _____

on the following described property located in Sumter County, Florida:

(Insert Legal Description) See Attached

Dated this 18 day of August, 2009

Signature [Signature]
Printed Name: CARLOS BERUFF

Signature _____
Printed Name: _____

SWORN TO and subscribed before me this 18 day of August, 2009, by
Carlos Beruff, personally known to me to the
person(s) named above or who produced the following identification:

[Signature]
Notary Public, State of Florida
My Commission expires: Jill Possman

(Seal)



JILL POSSMAN
MY COMMISSION # DD 455810
EXPIRES: September 21, 2009
Bonded Thru Budget Notary Services

Bradley T. Cornelius, AICP
Planning Manager
(352) 569-6027

Bradley S. Arnold,
County Administrator
(352) 793-0200
910 N. Main Street
Bushnell, FL 33513

Richard "Dick" Hoffman, Dist 1
(352) 753-1592 or 793-0200
910 N. Main Street
Bushnell, FL 33513

Doug Gilpin, Dist 2
Vice Chairman
(352) 793-0200
910 N. Main Street
Bushnell, FL 33513

Vacant, Dist 3
(352) 753-1592 or 793-0200
910 N. Main Street
Bushnell, FL 33513

Garry Breeden, Dist 4
Chairman
(352) 793-0200
910 N. Main Street
Bushnell, FL 33513

Radndy Mask, Dist 5
2nd Vice Chairman
Office: (352) 793-0200
Home: (352) 793-3930
910 N. Main Street
Bushnell, FL 33513

SKETCH OF DESCRIPTION

NOT A FIELD SURVEY

Exhibit A

SHEET 1 OF 2

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JUNE 23, 2009

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ALEXANDER G. DUCHART, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5998

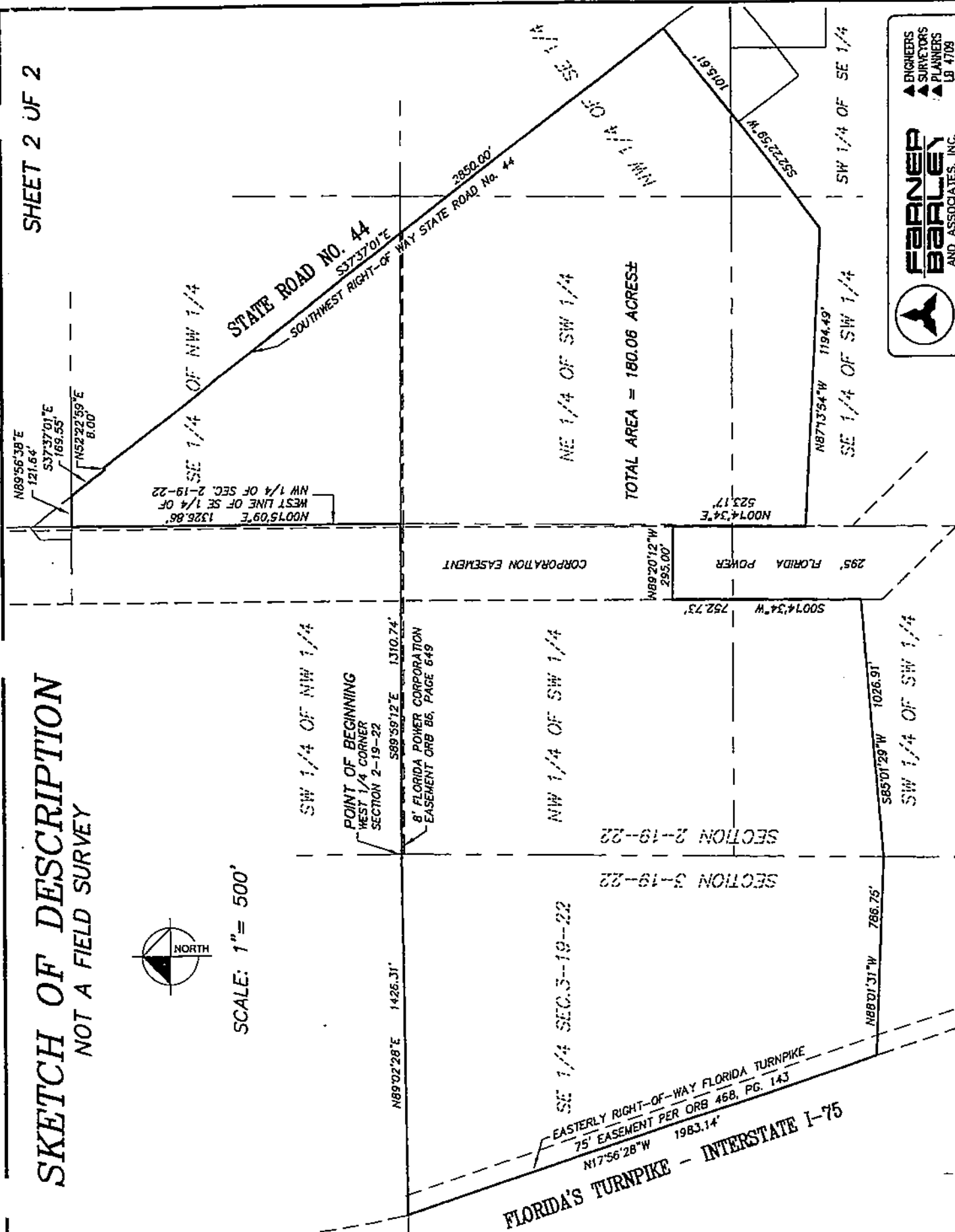


NOT A FIELD SURVEY

SHEET 2 OF 2



SCALE: 1" = 500'



1/2
54

EASTERLY RIGHT-OF-WAY FLORIDA TURNPIKE
75' EASEMENT PER ORB 468, PG. 143
N17°56'28"W 1983.14'

FLORIDA'S TURNPIKE - INTERSTATE I-75



QWERTZUIOP

 **FABER
BARLEY**
AND ASSOCIATES, INC.

▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4709

4430 NW 43RD ROAD - WILDMOOD, FL 34705 - (352) 248-3176

LIST OF USES

Pursuant to Table 13-362A of the Sumter County Land Development Code, we are requesting the following uses within the Industrial Planned Development:

- 1.111 1.127 1.128 1.129
- 1.100 Agricultural – all uses listed from 1.110 to 1.130
- 1.200 Aquaculture, Commercial – all uses listed from ~~1.210 to 1.230~~ *no*
- 1.300 Horticulture, Commercial – all uses listed from 1.310 to 1.330 1.330
- 1.400 Silviculture – all uses listed from 1.410 to 1.421 1.421
- NOT correct 2.162* → 2.260 Hotels, motels and similar business or institutions providing overnight accommodations
- 3.100 Retail Food, Beverages and Sundries Sales – all uses listed from 3.110 to 3.150
- 3.160 Restaurants – all uses listed from 3.161 to 3.170
- 3.200 Personal Care Services – all uses listed from 3.210 to 3.250
- 3.300 Department, Variety and General Merchandise Stores – all uses listed from 3.310 to 3.380
- 3.400 Business and Professional Services, Supplies & Equipment – all uses listed from 3.410 to 3.425
- 3.500 Recreation, Entertainment, Amusement and Hobbies – all uses listed from 3.510 to 3.541; and uses 3.544, 3.550, 3.551 and 3.560
- 3.600 Hardware; Building Materials, Equipment, Supplies & Furnishings – all uses listed from 3.610 to 3.690 3.660 needs SU
- 3.700 Motor Vehicles; Heavy Equipment and Machinery – all uses listed from 3.710 to 3.727
- 3.800 Wholesale Sales and Services – all uses listed from 3.810 to 3.822 3.812 needs SU
- 3.900 Miscellaneous – all uses listed from 3.910 to 3.920 3.912 needs SU
- 4.100 Industrial – Manufacturing, Fabrication, Processing, Assembly, Treating - all uses listed from 4.110 – 4.140 4.13 : 4.14 needs SU
- 4.200 Industrial – Storage and Warehousing, Wholesaling and Distribution, Research and Testing – all uses listed from 4.210 to 4.230 4.23 needs SU
- 4.400 Industrial – Salvage/Recycling – all uses listed from 4.410 to 4.430 4.411 needs SU
- 5.100 General Governmental Uses – all uses listed from 5.110 to 5.160 5.150 no 5.16 SU
- 5.200 Educational Uses – all uses listed from 5.210 to 5.240 5.21 : 5.22 SU
- 5.300 Houses of Worship, Cultural Facilities – all uses listed from 5.310 to 5.322 5.31 SU
- 5.400 Organization Uses – all uses listed from 5.410 to 5.430
- 5.500 Health Care, Interment, Child Care – all uses listed from 5.510 to 5.530; and all uses listed from 5.550 to 5.590 5.51 : 5.53 SU 5.56 SU
- 5.600 Emergency Services/Detention Facilities – uses 5.610 and 5.620
- 5.700 Public Works and Utilities – all uses listed from 5.710 to 5.730 5.71 : 5.72 SU 5.73 no
- 5.800 Communications – all uses listed from 5.810 to 5.850 5.83 SU
- 5.900 Transportation – all uses listed from 5.920 to 5.960 5.94 SU
- 6.100 Excavation – all uses listed from 6.110 to 6.130 → *no*

ANTICIPATED PERMITS

The following provides a listing of the anticipated permits that must be obtained prior to initiation of development.

Sumter County – Comprehensive Plan Amendment, Rezoning, and Engineering Plan Approval

Florida Department of Transportation – Driveway Connection Permit, and Right-of-Way Utilization Permit

Florida Department of Environmental Protection – General Permit for Water Main Extension, General Permit for Constructing a Domestic Wastewater/Transmission System Permit, and National Pollution Discharge Elimination System (NPDES) Stormwater Permitting

Southwest Florida Water Management District – Conceptual and/or Individual Environmental Resource Permit

DIRECTIONS

From Planning Services Bushnell office located at 910 N. Main Street take CR 48 to US 301 north towards Wildwood. Take SR 44 west. The project is located on the south side of SR 44 after Three Flags RV Resort and immediately across the street from the intersection of SR 44 and CR 44A.

SKETCH OF DESCRIPTION

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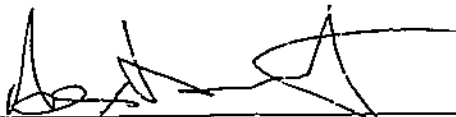
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JUNE 23, 2009



ALEXANDER G. DUCHART, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5998



SKETCH OF DESCRIPTION NOT A FIELD SURVEY

SHEET 2 OF 2



SCALE: 1" = 500'

FLORIDA'S TURNPIKE - INTERSTATE I-75
75' EASEMENT PER ORB 468, PG. 143
1983.14'
N17°56'28"W

SE 1/4 SEC. 3-19-22

N89°02'28"E 1428.31'

SW 1/4 OF NW 1/4

POINT OF BEGINNING
WEST 1/4 CORNER
SECTION 2-19-22

8' FLORIDA POWER CORPORATION
EASEMENT ORB 66, PAGE 649

S89°59'12"E 1310.74'

SECTION 3-19-22

SECTION 2-19-22

NW 1/4 OF SW 1/4

N88°01'31"W 786.75'

S85°01'29"W 1026.91'

SW 1/4 OF SW 1/4

S00°14'34"W 752.73'

295' FLORIDA POWER

CORPORATION EASEMENT

N89°20'12"W 295.00'

N00°14'34"E 523.17'

TOTAL AREA = 180.06 ACRES

NE 1/4 OF SW 1/4

SE 1/4 OF SW 1/4

N87°13'54"W 1194.49'

SW 1/4 OF SE 1/4

S52°22'59"W 1035.01'

NW 1/4 OF SE 1/4

2850.00'

STATE ROAD NO. 44
SOUTHWEST RIGHT-OF-WAY STATE ROAD NO. 44
S37°37'01"E

N00°15'09"E 1326.86'
WEST LINE OF SE 1/4 OF
NW 1/4 OF SEC. 2-19-22

N89°56'18"E 121.64'
S37°37'01"E 169.55'
N52°22'59"E 8.00'

S:\SURVEY\NEWS\INTERMEDIATE\PROJECTS\MEDICAL\HOLMES\05120 0003 Survey Easement\TOWN\HOLMES\05120 001 2006\sketch\sketch (revised 06-23-09).dwg 7/6/2009 10:17 AM STAVEP2005\SURV



FARNER & BARLEY
AND ASSOCIATES, INC.
4450 NE 83RD ROAD - WILLOWOOD, FL 34785 - (352) 748-3178

ENGINEERS
SURVEYORS
PLANNERS
LB 4/09

AN 4
Rec 41.00
TF 5.50
Doc 2597.00
Int
C

This Instrument Prepared By:
Timothy A. Knowles, Esquire *← R*
Harlee, Porges, Hamlin, Knowles,
Bald & Prouty, P.A.
P.O. Box 9320
Bradenton, Florida 34206

Documentary
Intangible Tax
Paid 26 Day of July 18-01
GLORIA R. HAYWARD, CLERK
CIRCUIT COURT SUMTER COUNTY, FL
BY *Boris Perry D.C.*

2597.00

2643.50

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 30th day of November, 2000 by NELLIE T. LEE, the unmarried surviving souse of ANDREW WILLIAM LEE, JR., a/k/a A. W. LEE and A. WILLIAM LEE, deceased, whose office address is 1403 East S.R. 44 Wildwood, FL 34785, hereinafter called the Grantor, to, LEE CAPITAL LIMITED PARTNERSHIP, a Florida Limited Partnership, hereinafter called Grantee, whose post office address is 1403 East S.R. 44 Wildwood, FL 34785.

(Whenever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the content so admits or requires.)

WITNESSETH, that the said Grantor, for and in consideration of the sum of \$10.00, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Sumter, State of Florida, to-wit:

**ALL PROPERTY DESCRIBED ON EXHIBIT "A" ATTACHED
HERETO AND INCORPORATED HEREIN BY REFERENCE**

(Property I.D. No. SEE EXHIBIT)

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

FILE DATE: 07/26/2001. FILE TIME: 01:03
SUMTER CO., FL, GLORIA HAYWARD - CLERK CIRCUIT COURT INST#: 2001 13242
OR BOOK: 897 PAGE: 451
**

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Print:

JOSEPH L. NAJMY

NELLIE T. LEE

Print:

Varsha S. Maigaur

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 30th day of November, 2000 by Nellie T. Lee, who is personally known to me or has produced _____ (type of identification) as identification.



Joseph L. Najmy
My Commission CC920797
Expires April 24, 2004

Notary Public, State of Florida

(Type or Print Notary Name Here)

Notary Commission Number

My commission expires:

FILE DATE: 07/26/2001 FILE TIME: 01:03 OR BOOK: 897 PAGE: 452
SUMTER CO, FL, GLORIA HAYWARD - CLERK CIRCUIT COURT INST#: 2001 13242

EXHIBIT "A"
LEGAL DESCRIPTION FOR PROPERTY SITUATED IN
SUMTER COUNTY, FLORIDA

Parcel No. F02-019

That part of S.E. 1/4 of S.E. 1/4 of Section 2, North and East of State Road 44, and that part of S.W. 1/4 of S.E. 1/4 of Section 2, North and East of State Road 44, Township 19 South, Range 22 East. .

Parcel No. F11-001

The N.E. 1/4 of N.E. 1/4 of Section 11, North and East of State Road 44; all in Township 19 South, Range 22 East.

DESCRIPTION FURNISHED, PER OFFICIAL RECORDS BOOK 166, PAGE 154, SUMTER COUNTY, FLORIDA IS AS FOLLOWS:
LESS: Commence at the corner of Section 1, 2, 11 and 12, Township 19 South, Range 22 East; run thence South 0° 14'40" West along the line between Sections 11 and 12, 289.04 feet to Point of Beginning; thence run South 37° 56'40" East into Section 12, a distance of 164.64 feet; thence run South 52° 03'20" West, 129.51 feet to said section line; thence continue South 52°03'20" West into Section 11, a distance of 80.49 feet to the Northeasterly right-of-way of State Road 44; thence North 37° 56'40" West along said right-of-way, 220.00 feet; thence run North 52° 03'20" East, 210.00 feet; thence run South 37° 56'40" East, 55.36 feet to the Point of Beginning.

Parcel No. F12-035

That part of Section 12, Township 19 South, Range 22 East, Sumter County, Florida, described as follows:

Beginning at the N.W. corner of said Section 12, run thence South 1° 00'55" East along the West line of said Section 12, a distance of 634.83 feet to the East R/W line of State Road 44; thence South 38° 45'55" East, along said East R/W line, a distance of 1405.89 feet to the beginning of

FILE DATE: 07/26/2001 FILE TIME: 01:03 OR BOOK: 897 PAGE: 453
SUMTER CO, FL, GLORIA HAYWARD - CLERK CIRCUIT COURT INST#: 2001 13242

FILE DATE: 07/26/2001 FILE TIME: 01:03 OR BOOK: 897 PAGE: 454
SUMTER CO, FL, GLORIA HAYWARD - CLERK CIRCUIT COURT INST#: 2001 13242

a curve to the left having a radius of 5679.65 feet; thence Southeasterly along the arc of said curve a distance of 2693.19 feet to the intersection of a graded road with State Road 44; thence run North 4° 28'20" East, a distance of 1015.54 feet; thence North 13° 01'40" West, a distance of 245.67 feet; thence North 37° 01' 40" West, a distance of 606.22 feet; thence North 1° 01'40" West, a distance of 1680.06 feet to the North line of said Section 12; run thence South 88° 48'20" West, along the North line of said Section 12, a distance of 2633.15 feet to the Point of Beginning...Less the West 1050 feet of the North 150 feet thereof, containing 138.148 acres more or less.

LESS the N.W. 1/4 of Section 12, Township 19 South, Range 22 East lying South and West of State Road 44, Sumter County, Florida; AND

LESS: Commence at the corner of Section 1, 2, 11 and 12, Township 19 South, Range 22 East; run thence South 0° 14'40" West along the line between Sections 11 and 12, 289.04 feet to Point of Beginning; thence run South 37° 56'40" East into Section 12, a distance of 164.64 feet; thence run South 52° 03'20" West 129.51 feet to said section line; thence continue South 52° 03'20" West into Section 11, a distance of 80.49 feet to Northwestern right-of-way of State Road 44; thence North 37° 56'40" West along said right-of-way, 220.00 feet; thence run North 52° 03'20" East, 210.00 feet; thence run South 37° 56'40" East, 55.36 feet to Point of Beginning.

Parcel No. F12-036

West 1050 feet of North 150 feet of N.W. 1/4 of N.W. 1/4, Section 12, Township 19 South, Range 22 East.

Parcel No. F12-034

All that part of N.W. 1/4 lying South and West of State Road 44 and that part of N.E. 1/4 of S.W. 1/4 lying South and West of State Road 44 and that part of N.W. 1/4 of S.E. 1/4 West of Monarch Road and South of State Road 44. LESS the Western-most 400 feet of the N.W. 1/4 of Section 12, Township South, Range 22 East, lying South and West of State Road 44, Sumter County, Florida.

FILE DATE: 07/26/2001 FILE TIME: 01:03 OR BOOK: 897 PAGE: 455
SUMTER CO, FL, GLORIA HAYWARD - CLERK CIRCUIT COURT INST#: 2001 13242

Parcel No. C26-023

S.W. 1/4 of S.E. 1/4; LESS the North twenty-four (24) acres thereof, Section 26. ALSO LESS the East 30 feet of the South 16 acres of the S.W. 1/4 of the S.E. 1/4, Section 26, Township 18 South, Range 22 East, Sumter County, Florida.

Parcel No. C27-058

Begin 400 feet South of N.W. corner of South 1/2 of N.W. 1/4, Section 27, Township 18 South, Range 22 East; from thence run South 920 feet more or less to S.W. corner of said 80 acres; thence run East 230 feet; thence run North 325 feet; thence run East 300 feet; thence run North to Westerly right-of-way line of Interstate Highway 75; thence run Northwesterly along said right-of-way line to a point which is due East of Point of Beginning; thence run West 290 feet more or less to Point of Beginning.

Parcel No. C27-026

The West 8 acres of the S.W. 1/4 of N.W. 1/4 of N.W. 1/4 of Section 27, Township 18 South, Range 22 East. AND the West 1/2 of N.E. 1/4 of N.W. 1/4 of N.W. 1/4, Section 27, Township 18 South, Range 22 East; LESS begin at N.E. corner of N.W. 1/4 of N.W. 1/4, run West 330 feet and 225 feet South for Point of Beginning; thence run South 210 feet; thence run West 210 feet, thence run North 210 feet, thence run East 210 feet to Point of Beginning. AND N.W. 1/4 of N.W. 1/4 of N.W. 1/4 LESS: Begin 474.48 feet East of N.W. corner run South 225 feet, East 188 feet, North 225 feet, West 188 feet to Point of Beginning. ALSO Less: The North 225 feet of the West 1/2 of the N.E. 1/4 of the N.W. 1/4 of the N.W. 1/4 of said Section 27. ALSO LESS right-of-way of Interstate Highway 75 (S.R. 93).

Parcel No. C27-057

Begin at the N.W. corner of the South 1/2 of N.W. 1/4 for Point of Beginning; thence run East 965 feet more or less; thence run South 660 feet more or less; thence West 200 feet more or less to the Easterly right-of-way line of Interstate Highway 75; thence Northwesterly along

Easterly right-of-way line of said Interstate Highway 75 to a point which is 400 feet more or less South of the North line of South ½ of N.W. 1/4; thence run West to the West line of the N.W. 1/4; thence run North 400 feet more or less to the Point of Beginning. LESS right-of-way for Interstate Highway 75. Containing 1 acre more or less, Section 27, Township 18 South, Range 22 East.

Parcel No. C27-034

All that portion of the West ½ of the S.W. 1/4 of Section 27, Township 18 South, Range 22 East, lying Westerly of Interstate Highway 75; LESS that certain property described in Deed Book 81, Page 481; O.R. Book 75, Page 550; O.R. Book 97, Page 455; O.R. Book 98, Page 717; O.R. Book 74, Page 746; O.R. Book 87, Page 436 and O.R. Book 90, Page 532, Public Records of Sumter County, Florida.

The N.W. 1/4 of N.W. 1/4 of S.W. 1/4, Section 27, Township 18 South, Range 22 East, containing 10 acres more or less.

All that portion of the N.E. 1/4 of N.W. 1/4 of S.W. 1/4, lying Westerly of Interstate Highway 75, in Section 27, Township 18 South, Range 22 East.

Commencing at the N.W. corner of the North 8 chains of the N.E. 1/4 of the N.W. 1/4 of the S.W. 1/4 of Section 27, Township 18 South, Range 22 East; thence South 0° 03'20" West, along the West boundary of said N.E. 1/4 of N.W. 1/4 of S.W. 1/4, 103.84 feet to the South right-of-way line of State Road 462, for the Point of Beginning; thence South 0° 03'20" West, along said West boundary, 210.00 feet; thence North 89° 48'25" East, 105 feet; thence North 0° 03'20" East, 210 feet to said right-of-way line; thence South 89° 48'25" West, along said South right-of-way line, 105 feet to Point of Beginning.

A strip of land 100 feet wide lying adjacent to and abutting the Westerly right-of-way line of Interstate Highway 75 in the South ½ of N.W. 1/4 of S.W. 1/4 and S.W. 1/4 of S.W. 1/4; in Section 27, Township 18 South, Range 22 East. Plus right of Ingress and Egress over the above-described lands to said strip of land.

FILE DATE: 07/26/2001 FILE TIME: 01:03 OR BOOK: 897 PAGE: 456
SUMTER CO, FL, GLORIA HAYWARD - CLERK CIRCUIT COURT INST#: 2001 13242

Begin 840 feet North of S.W. corner of S.W. 1/4 of S.W. 1/4; thence run East 210 feet; thence run North 210 feet; thence run West 210 feet; thence run South 210 feet to Point of Beginning, being in Section 27, Township 18 South, Range 22 East.

Begin at the S.W. corner of Section 27, Township 18 South, Range 22 East, run East 210 feet, North 210 feet, West 210 feet, South 210 feet, to the Point of Beginning. Containing one acre, more or less, in S.W. corner of Section.

Eight (8) acres in S.W. corner of Section 27, Township 18 South, Range 22 East; LESS 210 feet square in S.W. corner described as: Begin at the S.W. corner of Section 27, Township 18 South, Range 22 East; run East 210 feet, North 210 feet, West 210 feet, South 210 feet, to the Point of Beginning. Being one acre more or less in S.W. corner of Section.

All that portion of the East 100 feet of the S.W. 1/4 of S.W. 1/4 of Section 27, Township 18 South, Range 22 East lying Southerly of Interstate Highway 75.

A strip of land 100 feet wide lying adjacent to and abutting the Easterly right-of-way line of Interstate Highway 75 in the N.E. 1/4 of N.W. 1/4 of S.W. 1/4, Section 27, Township 18 South, Range 22 East, said strip of land running from the North boundary of said ten acres in a Southeasterly direction to the East boundary of said ten acres.

Parcel No. C33-008

The East 1/2 of the N.E. 1/4 of Section 33, Township 18 South, Range 22 East, in Sumter County, Florida, and all that part of the East 1/2 of the S.E. 1/4 of said section lying North of the North right-of-way line of State Road 44, less all rights-of-way and easements of record.

Parcel No. C35-012

The North eight (8) acres of N.W. 1/4 of N.E. 1/4, Section 35, Township 18 South, Range 22 East. LESS the East 30 feet of the North 8 acres of the N.W. 1/4 of N.E. 1/4, Section 35, Township 18 South, Range 22 East, Sumter County, Florida.

FILE DATE: 07/26/2001 FILE TIME: 01:03 OR BOOK: 897 PAGE: 457
SUMTER CO, FL, GLORIA HAYWARD - CLERK CIRCUIT COURT INST#: 2001 13242

Parcel No. C35-007

The N.E. 1/4 of the S.E. 1/4, and the North 1/2 of the S.E. 1/4 of the S.E. 1/4 of Section 35, Township 18 South, Range 22 East, Sumter County, Florida.

Parcel No. C04-010

That part of West 1/2 of S.W. 1/4 of Section 4, Township 18 South, Range 22 East, lying West of Interstate Highway 75 right-of-way, LESS two acres square in the Southwest corner (Deed Book 76, Page 116) AND LESS County Road right-of-way.

Parcel No. C36-011

The N.W. 1/4 of S.W. 1/4, Section 36, Township 18 South, Range 22 East, Sumter County, Florida, LESS Road right-of-way.

Parcel No. F01-060

South 1/2 of S.W. 1/4, Section 1, Township 19 South, Range 22 East. LESS (DESCRIPTION FURNISHED OFFICIAL RECORDS BOOK 141, PAGE 102, SUMTER COUNTY, FLORIDA) begin point at 4 yards South of N.E. corner of S.E. 1/4 of S.W. 1/4, run West 70 yards, run South 224 yards, run East 70 yards, thence North 224 yards, Section 1, Township 19 South, Range 22 East. ALSO LESS (DESCRIPTION FURNISHED PER RECORDS BOOK 336, PAGE 68, SUMTER COUNTY, FLORIDA) E. 1/2 of N.W. 1/4 of S.E. 1/4 of S.W. 1/4, Section 1, Township 19 South, Range 22 East, Sumter County, Florida.

Parcel No. F01-074

Begin at the S.E. corner of the N.E. 1/4 of the S.W. 1/4 for Point of Beginning; thence run West 208.75 feet; thence run North 417.50 feet; thence run East 208.75 feet; thence run South 417.50 feet to Point of Beginning, lying and being in Section 1, Township 19 South, Range 22 East, Sumter County, Florida.

FILE DATE: 07/26/2001 FILE TIME: 01:03 OR BOOK: 897 PAGE: 458
SUMTER CO, FL, GLORIA HAYWARD - CLERK CIRCUIT COURT INST#: 2001 13242

FILE DATE: 07/26/2001 FILE TIME: 01:03 OR BOOK: 897 PAGE: 459
SUMTER CO, FL, GLORIA HAYWARD - CLERK CIRCUIT COURT INST#: 2001 13242

Parcel No. F02-0022 (portion thereof)

The North 100' of the West 100' of the N.E. 1/4 of S.W. 1/4, Section 2, Township 19 South, Range 22 East, Sumter County, Florida.

Parcel No. F02-0024

All that part of S.E. 1/4 of N.W. 1/4 of Section 2, Township 19 South, Range 22 East, lying South of State Road 44, Sumter County, Florida.

Parcel No. F02-0241 (portion thereof)

The West 1/2 of S.W. 1/4 of Section 2, Township 19 South, Range 22 East, Sumter County, Florida, less the South 2,540' of the East 325' thereof.

Parcel No. F10-003

The following fractional sections of Township 19 South, Range 22 East in Sumter County, Florida: All that part of the East 1/2 of Section 10, lying East of the Easterly right-of-way of Interstate Highway 75 and South of Southerly right-of-way line of the Sunshine Parkway.

Parcel No. F10-002

The following fractional sections of Township 19 South, Range 22 East in Sumter County, Florida: All that part of the N.E. 1/4 of Section 10 lying East of the Easterly right-of-way line of the Sunshine Parkway.

Parcel No. F11-004

All that part of the West 1/2 of the N.W. 1/4 of Section 11 lying Northeasterly of the Northeasterly right-of-way line of the Sunshine Parkway and all that part of the S.W. 1/4 of Section 11, lying Northeasterly of the Northeasterly right-of-way line of the Sunshine Parkway.

The South 300 feet of the West 1/2 of the N.W. 1/4 of the N.E. 1/4 of Section 11, Township 19 South, Range 22 East.

All that part of the S.W. 1/4 of the N.W. 1/4 of Section 11 lying South of the Southerly right-of-way line of the Sunshine Parkway; All that part of the North 3/4 of the S.W. 1/4 of Section 11 lying South of the Southerly right-of-way line of the Sunshine Parkway. ALSO the East 1/2 of the N.W. 1/4 of Section 11, Township 19 South, Range 22 East, Sumter County, Florida.

Parcel No. F15-001

All that part of the North 3/4 of the East 1/2 of Section 15 lying East of the Easterly right-of-way line of Interstate Highway 75, containing 287.81 acres more or less

Parcel No. S-2

The Lessee's Leasehold Interest in and to the following:

N.E. 1/4 of the N.E. 1/4 of Section 28, Township 18 South, Range 22 East, Sumter County, Florida.

FILE DATE: 07/26/2001 FILE TIME: 01:03 OR BOOK: 897 PAGE: 460
SUMTER CO, FL, GLORIA HAYWARD - CLERK CIRCUIT COURT INST#: 2001 13242

ExN
Rct 13.00
TF 2.00
Doc 45.34
Int
CC
510.34

This Instrument Prepared
Timothy A. Knowles, Esquire
Porges, Hamlin, Knowles & Prouty, P.A.
P.O. Box 9320
Bradenton, Florida 34206

Notary Stamps 8 445.34
Intangible Tax 9
Paid 20th Day of Dec. 18 01
GLORIA R. HAYWARD, CLERK
CIRCUIT COURT SUMTER COUNTY, FL
BY *[Signature]* D.C.

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, Executed this 18th day of September, 20 01 by NELLIE T. LEE, the unmarried surviving spouse of ANDREW WILLIAM LEE, JR., a/k/a A. W. LEE and A. WILLIAM LEE, deceased, whose address is 1403 East S.R. 44 Wildwood, FL 34785, hereinafter called the "Grantor", to LEE CAPITAL LIMITED PARTNERSHIP, a Florida Limited Partnership hereinafter called "Grantee", whose post office address is 1403 East S.R. 44 Wildwood, FL 34785.

(Whenever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the content so admits or requires.)

WITNESSETH, That the said Grantor, for and in consideration of the sum of \$10.00, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Sumter, State of Florida, to-wit:

**ALL PROPERTY DESCRIBED ON EXHIBIT "A" ATTACHED
HERETO AND INCORPORATED HEREIN BY REFERENCE**

(Property I.D. No. See Exhibit)

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

SUMTER COUNTY, FLORIDA
GLORIA R. HAYWARD, CLERK OF CIRCUIT COURT

12/20/2001 #2001-22905
12:09:24PM B-935 P-733

SUMTER COUNTY, FLORIDA
GLORIA R. HAYWARD, CLERK OF CIRCUIT COURT

IN WITNESS WHEREOF, The said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:


Kenneth Button
Print: KENNETH BUTTON

Nellie T. Lee
NELLE T. LEE

Mark Button
Print: Mark J Button

STATE OF FLORIDA
COUNTY OF MANatee

The foregoing instrument was acknowledged before me this 19 day of September, 2001 by Nellie T. Lee, who is personally known to me or who has produced _____ (type of identification) as identification.

 Joseph L. Najmy
My Commission CC920787
Expires April 24, 2004

[Signature]
Notary Public

(Type or Print Notary Name Here)

Notary Commission Number _____

My commission expires:

12/20/2001 #2001-22905
12:09:24PM B-935 P-734

EXHIBIT "A"
LEGAL DESCRIPTION FOR PROPERTY SITUATED IN
SUMTER COUNTY, FLORIDA

Parcel No. C32-001

That part of N.E. 1/4 of S.E. 1/4 lying North of Highway 44 and West of Highway 475 and that part of S.E. 1/4 of N.E. 1/4 lying South of State Road 44 R/W of Section 32, Township 18 South, Range 22 East.

Parcel No. J01-006

That part of West 1/2 of N.E. 1/4 of S.W. 1/4 of N.W. 1/4 East of Highway 301 of Section 1, Township 20 South, Range 22 East.

Parcel No. J13B080

Lots 1, 2 and 3 Block 42 Sumter Ville and the W 1/2 of Melrose Street lying East of and adjacent to Lots 1, 2 and 3 Block 42 and the E 1/2 of Walnut Street lying West of and adjacent to Lots 1, 2 and 3 Block 42 of Section 13, Township 20 South, Range 22 East.

Parcel No. K19-002

The N.W. 1/4 of N.E. 1/4 of N.E. 1/4 of Section 19, Township 20 South, Range 23 East.

Parcel No. K19-003

The S.W. 1/4 of S.E. 1/4 West of Road R/W and begin 762.85 feet East of N.W. corner of S.W. 1/4 of S.E. 1/4 run North 18°04'30" East, 205.89 feet; South 37°34'00" East, 247.00 feet; South 89°57'15" West, 214.73 feet to Point of Beginning; LESS: Begin at S.E. corner of S.W. 1/4 of S.E. 1/4, run South 89°55'36" West, 703.95 feet; North 37°56'36" East, 1142.34 feet to South R/W line of State Road 44; South 00°05'55" East, 899.97 feet to Point of Beginning. LESS Commence at the N.W. corner of S.W. 1/4 of S.E. 1/4 run East 596.21 feet to Point of Beginning; run East 205.56 feet; South 379.29 feet; West 210.03 feet; North 380.46 feet to Point of Beginning, Official Records Book 153, Page 27 and Less that portion owned by State described in Official Records Book 581, Page 488 of Section 2, Township 19 South, Range 22 East.

Parcel No. K18-003

That part of S.E. 1/4 East of I-75 R/W of Section 3, Township 19 South, Range 22 East.

Parcel No. K18-004

That part of S.W. 1/4 of S.W. 1/4 of Section 18, Township 20 South, Range 23 East.

SUMTER COUNTY, FLORIDA
GLORIA R. HAYWARD, CLERK OF CIRCUIT COURT

12/20/2001 #2001-22905
12:09:24PM B-935 P-735

ExN _____
Rec 12.00
TF 2.50
Doc .70
Int _____
CC 20.20

THIS DEED PREPARED WITHOUT PRIOR
EXAMINATION OF TITLE AND RETURN TO:

Timothy A. Knowles, Esquire
PORGES, HAMLIN, KNOWLES & PROUTY, P.A.
1205 Manatee Ave. West
Bradenton, Florida 34205

Documentary Stamps \$.70
Intangible Tax \$ _____
Paid 2.50 Day of 14th 20 02
GLORIA R. HAYWARD, CLERK
CIRCUIT COURT SUMTER COUNTY, FL.
Gloria R. Hayward D.C.

DEED TO TRUST

THIS DEED, made this 3rd day of April, 2002, by and between NELLIE T. LEE, the unmarried surviving spouse of ANDREW WILLIAM LEE, JR., a/k/a A.W. LEE and A. WILLIAM LEE, deceased, whose post office address is 1403 East S.R. 44 Wildwood, Florida 34785, hereinafter called the Grantor, to NELLIE T. LEE, SHERILYN LEE, and VERNELL LEE MILLER, or their successor or successors in trust, as Co-Trustees of THE NELLIE T. LEE REVOCABLE TRUST, u/a/d October 25, 2000, f/b/o Nellie T. Lee, as it may thereafter be amended, hereinafter called the Grantee, (I.D. No. _____), whose post office address is 1403 East S.R. 44 Wildwood, Florida 34785.

WITNESSETH:

That the Grantor for and in consideration of the sum of Ten and no/100 Dollars and other good and valuable consideration to said Grantor in hand paid by said Trustee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Trustee, and said Trustee's successors and assigns, the following described land situate, lying and being in the County of Sumter, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

(Property D.P. Nos. 1024023, 1024024 and 1024025)

TO HAVE AND TO HOLD THE SAME unto the Trustee, and Trustee's successors and assigns, in fee simple, upon the Trust and for the uses and purposes herein, and in the Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee to execute contracts to sell or to exchange; or execute grants of options to purchase; to execute contracts to sell on any terms; to convey, whether with or without consideration; to convey the real estate or any part thereof to a successor or successors in Trust; and to grant such successor or successors in Trust all of the title, estate, powers and authorities vested in the Trustee; to donate; to mortgage or otherwise encumber the real estate; to execute leases of the real estate upon any terms and for any period or periods of

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT

06/28/2002 #2002-11287
11:13:41AM B-983 P-388

time; and to execute renewals for extensions of leases upon any terms and for any period or periods of time; and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to release, convey, or assign any right, title, or interest in and about or easement appurtenant to the real estate or any part thereof; and to deal with the title to said real estate and with every part thereof; in all other ways and for such other consideration as would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times thereafter.

In no case shall any party dealing with said Trustee in regard to the real estate, or in the event that the real estate or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by the Trustee, be obligated to see to the application of any purchase money, rent, or money borrowed or advanced to the real estate; or be obliged to see that the terms of the Trust have been complied with; or be obliged to inquire into the necessity or expediency of any act of the Trustee; or be obliged or privileged to inquire into any terms of the Trust Agreement; and every deed, Trust deed, mortgage, lease or other instrument executed by the Trustee in relationship to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument: (a) that at the time of the delivery thereof, the Trust created herein and by the Trust Agreement was in full force and effect; (b) that such conveyance, where the instrument was executed in accordance with the Trust, as well as the conditions and limitations contained herein and in the Trust Agreement or any amendments thereto shall be binding upon all beneficiaries of the Trust; (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, Trust deed, lease, mortgage or other instrument; and (d) if conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate rights, powers, authorities, duties and obligations of its, his, or their predecessor in trust.

The interest of each beneficiary under the Trust Agreement and of all persons claiming under them, or any of them, shall be only in the possession, earnings, avails and proceeds arising from the sale, mortgage, or disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid.

The Grantor does hereby fully warrant the title to said lands, and will defend them against the lawful claims of all persons whatsoever, subject to easements, reservations, covenants and restrictions of record, and taxes for the year 2002 and subsequent years.

The Grantor hereby certifies that the above referenced Trust is to be administered for the Grantor's benefit during the Grantor's lifetime.

NOTE TO PROPERTY APPRAISER: The Grantor confirms that under the terms of the Trust referred to above, the Grantor has not less than a beneficial interest for life and is entitled to a homestead exemption pursuant to the provisions of the Florida Statute 196.041(2).

IN WITNESS WHEREOF, Grantor has hereto set her hand and seal the day and year first above written.

SUITER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT

06/28/2002 #2002-11287
11:13:41AM B-983 P-389

Signed, sealed and delivered
in the presence of:

Tammie C. Martin
Print Name: TAMMIE C. MARTIN

Nellie T. Lee (SEAL)
NELLIE T. LEE

Toni Jacobs
Print Name: TONI JACOBS

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me this 3rd day of APRIL, 2002, by NELLIE T. LEE, the unmarried surviving spouse of ANDREW WILLIAM LEE, JR., a/k/a A.W. LEE and A. WILLIAM LEE, deceased, who is personally known to me or has produced personally known as identification, and who did not take an oath.

Tammie R. Palmer
Notary Public



Tammie R. Palmer
(Type or print Notary name here)

#CC980814

Notary commission number ...

11-8-2004
My Commission Expires:

06/28/2002 #2002-11287
11:13:41AM B-983 P-390

EXHIBIT "A"

PARCEL #1

(SUMTER COUNTY PROPERTY APPRAISER PARCEL I.D. #F02-023):

N/E 1/4 OF S/W 1/4 LYING W OF R/W SR 44 & N 1/2 OF S/E 1/4 OF S/W 1/4 AND THAT PART OF N/W 1/4 OF S/E 1/4 LYING W OF R/W SR 44 LESS BEG 762.85 FT E OF S/W COR OF N/W 1/4 OF S/E 1/4 RUN N 18 DEG 04 MIN 30 SEC E 205.89 FT TO W/LY R/W SR 44 RUN S 37 DEG 34 MIN E ALONG R/W 247 FT W 214.73 FT TO POB LESS THAT PORTION OWNED BY STATE DESC IN OR 581 PG 488.

LESS AND EXCEPT THE FOLLOWING PARCEL (SUMTER COUNTY PROPERTY APPRAISER PARCEL I.D. #F02-037):

THE N 100 FT OF THE W 100 FT OF THE N/E 1/4 OF THE SW 1/4.

PARCEL #2

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL (SUMTER COUNTY PROPERTY APPRAISER PARCEL I.D. #F02-036):

THE N 1480 FT OF THE S 2540 FT OF THE E 325 FT OF THE W 1/2 OF THE S/W 1/4.

PARCEL #3

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL (SUMTER COUNTY PROPERTY APPRAISER PARCEL I.D. #F02-038):

THE S 1060.00 FT OF THE S/E 1/4 OF THE S/W 1/4 AND THE S 1060.00 FT OF THE E 325.00 FT OF THE W 1/2 OF THE S/W 1/4.

ALL LYING AND BEING IN SECTION 2, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT

06/28/2002 #2002-11287
11:13:41AM B-983 P-391

ExN
Rec 13.00
TF 2.00
Dr 1.50
Im
CC
46.50

7
Cumulative Stamp 8 31.50
Intangible Tax
Paid 29th Day of Nov. 19.01
GLORIA R. HAYWARD, CLERK
CIRCUIT COURT SUMTER COUNTY, FL
BY [Signature]

THIS INSTRUMENT PREPARED
WITHOUT PRIOR EXAMINATION OF TITLE BY:
Timothy A. Knowles, Esquire
Harlee, Porges, Hamlin, Knowles, ← R
Bald & Prouty, P.A.
P.O. Box 9320
Bradenton, Florida 34206

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 19th day of September, 2001, by
LEE CORPORATION, a corporation existing under the laws of the State of Florida, and having
its principal place of business at 1403 East S.R. 44, Wildwood, FL 34785, collectively
hereinafter referred to as "Grantor", to LEE CAPITAL LIMITED PARTNERSHIP, a Florida
Limited Partnership, hereinafter referred to as "Grantee", whose post office address is 1403 East
S.R. 44 Wildwood, Florida 34785.

(Whenever used herein the terms "Grantor" and "Grantee" shall include singular and
plural, heirs, legal representatives, and assigns of individuals, and the successors and
assigns of corporation, wherever the content so admits or requires.)

WITNESSETH:

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten (\$10.00)
Dollars in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby
remise, release and quit-claim unto the said Grantee forever, all the right, title interest, claim and
demand which the said Grantor has in and to the following described lot, piece or parcel of land,
situate, lying and being in the County of Sumter, State of Florida, to wit:

ALL PROPERTY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE

Portion of 102-036 and Portion of
(Property I.D. No. F02-036)

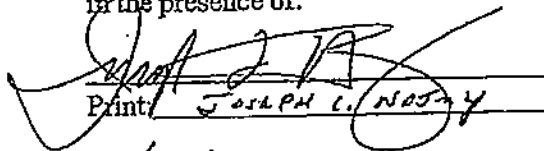
TO HAVE AND TO HOLD the same together with all and singular the appurtenances
thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity
and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and
behoof of the said Grantee forever.

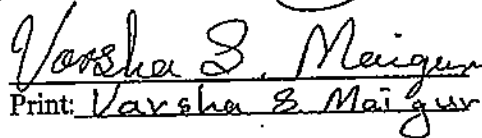
SUMTER COUNTY, FLORIDA
GLORIA R. HAYWARD, CLERK OF CIRCUIT COURT

11/29/2001 #2001-21522
11:45:38AM B-929 P-583

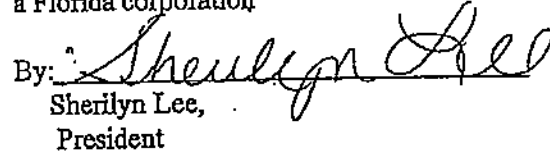
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:


Print: JOSEPH L. NASARY


Print: Varsha S. Maigur

LEE CORPORATION,
a Florida corporation

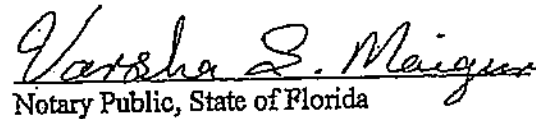
By: 
Sherilyn Lee,
President

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 19th day of September 2001, by Sherilyn Lee, as President of LEE CORPORATION, a Florida corporation, on behalf of the corporation, who is personally known to me or who has produced _____ as identification.



Varsha S Maigur
My Commission CC988409
Expires December 17, 2004


Notary Public, State of Florida

(Type or Print Notary Name Here)

Notary Commission Number

My commission expires:


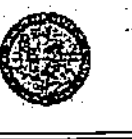
11/29/2001 #2001-21522
11:45:38AM B-929 P-584

EXHIBIT "A"

The South 1060.00 feet of Southeast 1/4 of Southwest 1/4 AND The South 1060.00 feet of the East 325.00 feet of West 1/2 of Southwest 1/4 all in Section 2, Township 19 South, Range 22 East, Sumter County, Florida, containing 40 acres more or less.

SUMTER COUNTY, FLORIDA
GLORIA R. HAYWARD, CLERK OF CIRCUIT COURT

11/29/2001 #2001-21522
11:45:38AM B-929 P-585

		WELCOME TO THE Sumter County Property Appraiser's Office RONNIE HAWKINS, CFA					
RECENT SALES IN THIS SECTION		PREVIOUS PARCEL NEXT PARCEL		RETURN TO MAIN SEARCH PAGE			
SUMTER HOME		SUMTER COUNTY TAX COLLECTOR					
OWNER NAME		LEE CAPITAL LIMITED, PARTNERSH		TODAY'S DATE			
				September 26, 2008			
MAILING ADDRESS		1403 E SR 44		PARCEL NUMBER			
				F03=006			
		WILDWOOD, FL 34785		MILLAGE GROUP			
				SUMTER COUNTY (1001)			
				TOTAL MILLAGE			
				13.5843			
LOCATION ADDRESS		1405 E SR 44		PROPERTY USAGE			
				60-AGRICULTURAL			
PARCEL MAP		Show Parcel Map					
VALUES (AS OF 2007 CERTIFIED TAX ROLL)							
MARKET LAND VALUE	CLASSIFIED LAND VALUE AGRICULTURAL	MISC. FEATURES VALUE	TOTAL BUILDING VALUE	TOTAL VALUE	ASSESSED VALUE	EXEMPT VALUE	TAXABLE VALUE
253,000	5,010	2,800	0	7,810	7,810	0	7,810
The information listed in this table is the effect of the constitutional amendment passed on January 29, 2008.							
Maximum Save Our Homes Portability Amount							\$0
LAND INFORMATION							
LAND USE	FRONTAGE	DEPTH	NUMBER OF UNITS	UNIT TYPE	SEC-TWN-RNG		
TOTAL ACRES (9906)			55	ACRES	3-19-22		
IMPROVED PASTURE (6010)			25	ACRES	3-19-22		
NATIVE PASTURE (6040)			18	ACRES	3-19-22		
WOODED SWAMP (5950)			10	ACRES	3-19-22		
POND/ SAWGRASS MARSH (6060)			2	ACRES	3-19-22		
LEGAL DESCRIPTION	SE1/4 E OF 1 75 RW						
BUILDING DATA							
BUILDING NUMBER	STYLE	HEATED AREA	YEAR BUILT				
No Building records associated with this parcel.							
MISCELLANEOUS DATA							


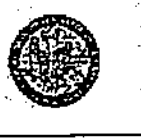
DESCRIPTION	LENGTH	WIDTH	UNITS	YEAR BUILT
SIGNS	0	0	14	

SALES INFORMATION						
SALE DATE	BOOK	PAGE	SALE PRICE	INSTRUMENT	QUALIFICATION	IMPROVED
09-2001	935	733	0	QUITCLAIM DEED	UNQUALIFIED	
06-1965	68	646	16,000	WARRANTY DEED	MULTIPLE	NO

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RECENT SALES IN THIS SECTION	PREVIOUS PARCEL NEXT PARCEL	RETURN TO MAIN SEARCH PAGE	SUMTER HOME	SUMTER COUNTY TAX COLLECTOR
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		WELCOME TO THE Sumter County Property Appraiser's Office RONNIE HAWKINS, CFA							
RECENT SALES IN THIS SECTION		PREVIOUS PARCEL NEXT PARCEL		RETURN TO MAIN SEARCH PAGE		SUMTER HOME		SUMTER COUNTY TAX COLLECTOR	
OWNER NAME		LEE CAPITAL LIMITED, PARTNERSH			TODAY'S DATE		September 26, 2008		
MAILING ADDRESS		1403 E SR 44			PARCEL NUMBER		F02=021		
		WILDWOOD, FL 34785			MILLAGE GROUP		SUMTER COUNTY (1001)		
					TOTAL MILLAGE		13.5843		
LOCATION ADDRESS		1691 E SR 44			PROPERTY USAGE		60-AGRICULTURAL		
PARCEL MAP		Show Parcel Map							
VALUES (AS OF 2007 CERTIFIED TAX ROLL)									
MARKET LAND VALUE	CLASSIFIED LAND VALUE AGRICULTURAL	MISC. FEATURES VALUE	TOTAL BUILDING VALUE	TOTAL VALUE	ASSESSED VALUE	EXEMPT VALUE	TAXABLE VALUE		
135,999	3,348	0	0	3,348	3,348	0	3,348		
The information listed in this table is the effect of the constitutional amendment passed on January 29, 2008.									
Maximum Save Our Homes Portability Amount							\$0		
LAND INFORMATION									
LAND USE		FRONTAGE	DEPTH	NUMBER OF UNITS	UNIT TYPE	SEC-TWN-RNG			
TOTAL ACRES (9905)				26.28	ACRES	2-19-22			
IMPROVED PASTURE (6010)				21	ACRES	2-19-22			
NATIVE PASTURE (6040)				6.28	ACRES	2-19-22			
LEGAL DESCRIPTION		SW1/4 OF SE1/4 W OF ROAD R/W & BEG 762.8 5 FT E OF NW COR OF SW1/4 OF SE1/4 RUN N 18 DEG 4 MIN 30 SEC E 205.89 FT S 37 DE G 34 MIN E 247 FT S 89 DEG 57 MIN 15 SEC W 214.73 FT TO POB LESS BEG AT SE COR O F SW1/4 OF SE1/4 RUN S 89 DEG 55 MIN 36 SEC W 703.95 FT N 37 DEG 56 MIN 36 SEC E 1142.34 FT TO S R/W LINE OF SR 44 S0 DE G 05 MIN 55 SEC E 899.97 FT TO POB LESS COM NW COR OF SW1/4 OF SE1/4 RUN E 596.2 1 FT TO POB RUN E 209.56 FT S 379.29 FT W 210.03 FT N 380.46 FT TO POB OR 153 PG 27 & LESS THAT PORTION OWNED BY STATE D ESC IN OR 581 PG 488							

BUILDING DATA

<u>BUILDING NUMBER</u>	<u>STYLE</u>	<u>HEATED AREA</u>	<u>YEAR BUILT</u>
No Building records associated with this parcel.			

MISCELLANEOUS DATA


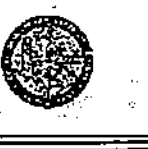
<u>DESCRIPTION</u>	<u>LENGTH</u>	<u>WIDTH</u>	<u>UNITS</u>	<u>YEAR BUILT</u>
No Miscellaneous records associated with this parcel.				

SALES INFORMATION

<u>SALE DATE</u>	<u>BOOK</u>	<u>PAGE</u>	<u>SALE PRICE</u>	<u>INSTRUMENT</u>	<u>QUALIFICATION</u>	<u>IMPROVED</u>
09-2001	935	733	0	QUITCLAIM DEED	UNQUALIFIED	NO
02-1996	581	488	100	FEE SIMPLE	OTHER	NO
05-1974	153	27	90,000	WARRANTY DEED	QUALIFIED	YES
06-1972	129	556	100	WARRANTY DEED	OTHER	NO
06-1972	129	557	100	WARRANTY DEED	OTHER	NO

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<u>RECENT SALES IN THIS SECTION</u>	<u>PREVIOUS PARCEL NEXT PARCEL</u>	<u>RETURN TO MAIN SEARCH PAGE</u>	<u>SUMTER HOME</u>	<u>SUMTER COUNTY TAX COLLECTOR</u>
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		WELCOME TO THE Sumter County Property Appraiser's Office RONNIE HAWKINS, CFA							
RECENT SALES IN THIS SECTION		PREVIOUS PARCEL NEXT PARCEL		RETURN TO MAIN SEARCH PAGE		SUMTER HOME		SUMTER COUNTY TAX COLLECTOR	
OWNER NAME		LEE SHERLYN & VERNELL CO., TRU			TODAY'S DATE		September 26, 2008		
MAILING ADDRESS		1403 EAST SR 44			PARCEL NUMBER		F02=038		
		WILDWOOD, FL 34785			MILLAGE GROUP		SUMTER COUNTY (1001)		
					TOTAL MILLAGE		13.5843		
LOCATION ADDRESS					PROPERTY USAGE		60-AGRICULTURAL		
PARCEL MAP		Show Parcel Map							
VALUES (AS OF 2007 CERTIFIED TAX ROLL)									
MARKET LAND VALUE	CLASSIFIED LAND VALUE AGRICULTURAL	MISC. FEATURES VALUE	TOTAL BUILDING VALUE	TOTAL VALUE	ASSESSED VALUE	EXEMPT VALUE	TAXABLE VALUE		
184,184	5,606	0	0	5,606	5,606	0	5,606		
The information listed in this table is the effect of the constitutional amendment passed on January 29, 2008.									
Maximum Save Our Homes Portability Amount							\$0		
LAND INFORMATION									
LAND USE		FRONTAGE	DEPTH	NUMBER OF UNITS	UNIT TYPE	SEC-TWN-RNG			
TOTAL ACRES (9906)				40.04	ACRES	2-19-22			
IMPROVED PASTURE (6010)				40.04	ACRES	2-19-22			
LEGAL DESCRIPTION	THE S 1060.00 FT OF THE SE 1/4 OF THE SW 1/4 AND THE S 1060.00 FT OF THE E 325.0 0 FT OF THE W 1/2 OF SW 1/4								
BUILDING DATA									
BUILDING NUMBER	STYLE		HEATED AREA		YEAR BUILT				
No Building records associated with this parcel.									
MISCELLANEOUS DATA									
DESCRIPTION	LENGTH	WIDTH	UNITS	YEAR BUILT					
No Miscellaneous records associated with this parcel.									



SALES INFORMATION

<u>SALE DATE</u>	<u>BOOK</u>	<u>PAGE</u>	<u>SALE PRICE</u>	<u>INSTRUMENT</u>	<u>QUALIFICATION</u>	<u>IMPROVED</u>
01-2004	1157	328	0	COURT ORDER	OTHER	NO
04-2002	983	388	100	WARRANTY DEED	MULTIPLE	NO
09-2001	929	580	4,500	WARRANTY DEED	QUALIFIED	NO
09-2001	929	583	4,500	WARRANTY DEED	QUALIFIED	NO

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<u>RECENT SALES IN THIS SECTION</u>	<u>PREVIOUS PARCEL NEXT PARCEL</u>	<u>RETURN TO MAIN SEARCH PAGE</u>	<u>SUMTER HOME</u>	<u>SUMTER COUNTY TAX COLLECTOR</u>
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		WELCOME TO THE Sumter County Property Appraiser's Office RONNIE HAWKINS, CFA					
RECENT SALES IN THIS SECTION		PREVIOUS PARCEL NEXT PARCEL		RETURN TO MAIN SEARCH PAGE			
SUMTER HOME		SUMTER COUNTY TAX COLLECTOR					
OWNER NAME		LEE SHERILYN & VERNELL, CO-TRU		TODAY'S DATE			
				September 26, 2008			
MAILING ADDRESS		1403 E SR 44		PARCEL NUMBER			
				F02=023			
		WILDWOOD, FL 34785		MILLAGE GROUP			
				SUMTER COUNTY (1001)			
				TOTAL MILLAGE			
				13.5843			
LOCATION ADDRESS		1403 E SR 44		PROPERTY USAGE			
				50-AG IMPROVED RURAL HOMESITE			
PARCEL MAP		Show Parcel Map					
VALUES (AS OF 2007 CERTIFIED TAX ROLL)							
MARKET LAND VALUE	CLASSIFIED LAND VALUE AGRICULTURAL	MISC. FEATURES VALUE	TOTAL BUILDING VALUE	TOTAL VALUE	ASSESSED VALUE	EXEMPT VALUE	TAXABLE VALUE
260,866	16,369	13,483	299,200	329,052	329,052	0	329,052
The information listed in this table is the effect of the constitutional amendment passed on January 29, 2008.							
Maximum Save Our Homes Portability Amount							\$0
LAND INFORMATION							
LAND USE		FRONTAGE	DEPTH	NUMBER OF UNITS	UNIT TYPE	SEC-TWN-RNG	
TOTAL ACRES (9906)				56.71	ACRES	2-19-22	
HOMESITE (5000)				2	ACRES	2-19-22	
IMPROVED PASTURE (6010)				23.71	ACRES	2-19-22	
NATIVE PASTURE (6040)				20	ACRES	2-19-22	
WOODED SWAMP (5950)				3	ACRES	2-19-22	
POND/ SAWGRASS MARSH (6060)				8	ACRES	2-19-22	
LEGAL DESCRIPTION		NE1/4 OF SW1/4 LYING W OF R/W SR 44 & N1 /2 OF SE1/4 OF SW1/4 AND THAT PART OF NW 1/4 OF SE1/4 LYING W OF R/W SR 44 LESS B EG 762.85 FT E OF SW COR OF NW1/4 OF SE1 /4 RUN N 18 DEG 04 MIN 30 SEC E 205.89 F T TO W/LY R/W SR 44 RUN S 37 DEG 34 MIN E ALONG R/W 247 FT W 214.73 FT TO POB LE SS THAT PORTION OWNED BY STATE DESC IN O R 581 PG 488 LESS THE N 100 FT OF W 100 FT OF NE 1/4 OF SW 1/4 LESS S 400 FT OF THE N 1/2 OF SE 1/4 OF SW 1/4					



BUILDING DATA				
BUILDING NUMBER	STYLE	HEATED AREA	YEAR BUILT	
Sketch Building 1	RESIDENTIAL	2,965	1973	
Sketch Building 2	RESIDENTIAL	1,260	1974	

MISCELLANEOUS DATA				
DESCRIPTION	LENGTH	WIDTH	UNITS	YEAR BUILT
CARPORT/OPEN PORCH	33	11	363	1968
POLEBRN SHED W/O CO	48	100	4,800	1974
SWIM POOL VINYL	0	0	875	1973
73ADD CONC	0	0	1	1973
CARPORT/OPEN PORCH	15	45	675	1966

SALES INFORMATION						
SALE DATE	BOOK	PAGE	SALE PRICE	INSTRUMENT	QUALIFICATION	IMPROVED
01-2004	1157	328	0	COURT ORDER	MULTIPLE	NO
04-2002	983	388	100	WARRANTY DEED	MULTIPLE	YES
02-1996	581	488	100	FEE SIMPLE	OTHER	NO

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RECENT SALES IN THIS SECTION	PREVIOUS PARCEL NEXT PARCEL	RETURN TO MAIN SEARCH PAGE	SUMTER HOME	SUMTER COUNTY TAX COLLECTOR
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	WELCOME TO THE Sumter County Property Appraiser's Office RONNIE HAWKINS, CFA						
RECENT SALES IN THIS SECTION	PREVIOUS PARCEL NEXT PARCEL	RETURN TO MAIN SEARCH PAGE	SUMTER HOME	SUMTER COUNTY TAX COLLECTOR			
OWNER NAME	LEE CAPITAL LIMITED, PARTNERSH	TODAY'S DATE	September 26, 2008				
MAILING ADDRESS	1403 E SR 44	PARCEL NUMBER	F02=024				
	WILDWOOD, FL 34785	MILLAGE GROUP	SUMTER COUNTY (1001)				
		TOTAL MILLAGE	13.5843				
LOCATION ADDRESS		PROPERTY USAGE	60-AGRICULTURAL				
PARCEL MAP	Show Parcel Map						
VALUES (AS OF 2007 CERTIFIED TAX ROLL)							
MARKET LAND VALUE	CLASSIFIED LAND VALUE AGRICULTURAL	MISC. FEATURES VALUE	TOTAL BUILDING VALUE	TOTAL VALUE	ASSESSED VALUE	EXEMPT VALUE	TAXABLE VALUE
280,830	6,162	0	0	6,162	6,162	0	6,162
The information listed in this table is the effect of the constitutional amendment passed on January 29, 2008.							
Maximum Save Our Homes Portability Amount							\$0
LAND INFORMATION							
LAND USE	FRONTAGE	DEPTH	NUMBER OF UNITS	UNIT TYPE	SEC-TWN-RNG		
TOTAL ACRES (9906)			61.05	ACRES	2-19-22		
IMPROVED PASTURE (6010)			31.05	ACRES	2-19-22		
NATIVE PASTURE (6040)			27	ACRES	2-19-22		
POND/ SAWGRASS MARSH (6060)			3	ACRES	2-19-22		
LEGAL DESCRIPTION	W1/2 OF SW1/4 LESS THE S 2540 FT OF E 32 5 FT OT W 1/2 OF SW 1/4						
BUILDING DATA							
BUILDING NUMBER	STYLE	HEATED AREA	YEAR BUILT				
No Building records associated with this parcel.							
MISCELLANEOUS DATA							
DESCRIPTION	LENGTH	WIDTH	UNITS	YEAR BUILT			

No Miscellaneous records associated with this parcel.


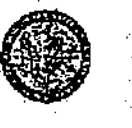
SALES INFORMATION

SALE DATE	BOOK	PAGE	SALE PRICE	INSTRUMENT	QUALIFICATION	IMPROVED
11-2000	897	451	371,000	QUITCLAIM DEED	QUALIFIED	NO
08-1975	203	173	100	QUITCLAIM DEED	MULTIPLE	NO
12-1971	124	422	7,000	WARRANTY DEED	QUALIFIED	NO
12-1971	124	423	5,000	WARRANTY DEED	QUALIFIED	NO
12-1971	124	424	8,000	WARRANTY DEED	QUALIFIED	NO

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RECENT SALES IN THIS SECTION	PREVIOUS PARCEL NEXT PARCEL	RETURN TO MAIN SEARCH PAGE	SUMTER HOME	SUMTER COUNTY TAX COLLECTOR
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	WELCOME TO THE Sumter County Property Appraiser's Office RONNIE HAWKINS, CFA						
RECENT SALES IN THIS SECTION	PREVIOUS PARCEL NEXT PARCEL	RETURN TO MAIN SEARCH PAGE	SUMTER HOME	SUMTER COUNTY TAX COLLECTOR			
OWNER NAME	LEE SHERILYN & VERNELL, CO-TRU		TODAY'S DATE	September 26, 2008			
MAILING ADDRESS	1403 E SR 44		PARCEL NUMBER	F02=036			
	WILDWOOD, FL 34785		MILLAGE GROUP	SUMTER COUNTY (1001)			
			TOTAL MILLAGE	13.5843			
LOCATION ADDRESS			PROPERTY USAGE	60-AGRICULTURAL			
PARCEL MAP	Show Parcel Map						
VALUES (AS OF 2007 CERTIFIED TAX ROLL)							
MARKET LAND VALUE	CLASSIFIED LAND VALUE AGRICULTURAL	MISC. FEATURES VALUE	TOTAL BUILDING VALUE	TOTAL VALUE	ASSESSED VALUE	EXEMPT VALUE	TAXABLE VALUE
119,859	2,653	0	0	2,653	2,653	0	2,653
The information listed in this table is the effect of the constitutional amendment passed on January 29, 2008.							
Maximum Save Our Homes Portability Amount							\$0
LAND INFORMATION							
LAND USE	FRONTAGE	DEPTH	NUMBER OF UNITS	UNIT TYPE	SEC-TWN-RNG		
TOTAL ACRES (9904)			18.95	ACRES	2-19-22		
IMPROVED PASTURE (6010)			18.95	ACRES	2-19-22		
LEGAL DESCRIPTION	THE N 1480 FT OF THE S 2530 FT OF E 325 FT OF THE W 1/2 OF SW 1/4						
BUILDING DATA							
BUILDING NUMBER	STYLE	HEATED AREA		YEAR BUILT			
No Building records associated with this parcel.							
MISCELLANEOUS DATA							
DESCRIPTION	LENGTH	WIDTH	UNITS	YEAR BUILT			
No Miscellaneous records associated with this parcel.							



SALES INFORMATION

<u>SALE DATE</u>	<u>BOOK</u>	<u>PAGE</u>	<u>SALE PRICE</u>	<u>INSTRUMENT</u>	<u>QUALIFICATION</u>	<u>IMPROVED</u>
01-2004	1157	328	0	COURT ORDER	MULTIPLE	NO
04-2002	983	388	100	WARRANTY DEED	MULTIPLE	NO
11-2000	897	451	371,000	QUITCLAIM DEED	MULTIPLE	NO

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<u>RECENT SALES IN THIS SECTION</u>	<u>PREVIOUS PARCEL NEXT PARCEL</u>	<u>RETURN TO MAIN SEARCH PAGE</u>	<u>SUMTER HOME</u>	<u>SUMTER COUNTY TAX COLLECTOR</u>
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		WELCOME TO THE Sumter County Property Appraiser's Office RONNIE HAWKINS, CFA							
RECENT SALES IN THIS SECTION		PREVIOUS PARCEL NEXT PARCEL		RETURN TO MAIN SEARCH PAGE		SUMTER HOME		SUMTER COUNTY TAX COLLECTOR	
OWNER NAME		LEE CAPTIAL LIMITED, PARTNERSH			TODAY'S DATE		September 26, 2008		
MAILING ADDRESS		1403 EAST SR 44			PARCEL NUMBER		F02=037		
		WILDWOOD, FL 34785			MILLAGE GROUP		SUMTER COUNTY (1001)		
					TOTAL MILLAGE		13.5843		
LOCATION ADDRESS					PROPERTY USAGE		60-AGRICULTURAL		
PARCEL MAP		Show Parcel Map							
VALUES (AS OF 2007 CERTIFIED TAX ROLL)									
MARKET LAND VALUE	CLASSIFIED LAND VALUE AGRICULTURAL	MISC. FEATURES VALUE	TOTAL BUILDING VALUE	TOTAL VALUE	ASSESSED VALUE	EXEMPT VALUE	TAXABLE VALUE		
2,910	32	0	0	32	32	0	32		
The information listed in this table is the effect of the constitutional amendment passed on January 29, 2008.									
Maximum Save Our Homes Portability Amount							\$0		
LAND INFORMATION									
LAND USE		FRONTAGE	DEPTH	NUMBER OF UNITS	UNIT TYPE	SEC-TWN-RNG			
ACREAGE 1-3.9 (9900)				0.23	ACRES	2-19-22			
IMPROVED PASTURE (6010)				0.23	ACRES	2-19-22			
LEGAL DESCRIPTION	THE N 100 FT OF THE W 100 FT OF THE NE 1 /4 OF THE SW 1/4								
BUILDING DATA									
BUILDING NUMBER	STYLE		HEATED AREA		YEAR BUILT				
No Building records associated with this parcel.									
MISCELLANEOUS DATA									
DESCRIPTION	LENGTH	WIDTH	UNITS	YEAR BUILT					
No Miscellaneous records associated with this parcel.									



SALES INFORMATION

SALE DATE	BOOK	PAGE	SALE PRICE	INSTRUMENT	QUALIFICATION	IMPROVED
11-2000	897	451	371,000	QUITCLAIM DEED	QUALIFIED	NO

The Sumter County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll (2007). All data is subject to change before the next certified taxroll (October 2008). Website Updated: July 17, 2008

RECENT SALES IN THIS SECTION	PREVIOUS PARCEL NEXT PARCEL	RETURN TO MAIN SEARCH PAGE	SUMTER HOME	SUMTER COUNTY TAX COLLECTOR
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		WELCOME TO THE Sumter County Property Appraiser's Office RONNIE HAWKINS, CFA							
RECENT SALES IN THIS SECTION		PREVIOUS PARCEL NEXT PARCEL		RETURN TO MAIN SEARCH PAGE		SUMTER HOME		SUMTER COUNTY TAX COLLECTOR	
OWNER NAME		LEE CAPITAL, LIMITED PARTNERSH			TODAY'S DATE		September 26, 2008		
MAILING ADDRESS		1403 E SR 44			PARCEL NUMBER		F02=004		
		WILDWOOD, FL 34785			MILLAGE GROUP		SUMTER COUNTY (1001)		
					TOTAL MILLAGE		13.5843		
LOCATION ADDRESS					PROPERTY USAGE		52-AG CROPLAND		
PARCEL MAP		Show Parcel Map							
VALUES (AS OF 2007 CERTIFIED TAX ROLL)									
MARKET LAND VALUE	CLASSIFIED LAND VALUE AGRICULTURAL	MISC. FEATURES VALUE	TOTAL BUILDING VALUE	TOTAL VALUE	ASSESSED VALUE	EXEMPT VALUE	TAXABLE VALUE		
122,895	7,250	230	8,800	16,280	16,280	0	16,280		
The information listed in this table is the effect of the constitutional amendment passed on January 29, 2008.									
Maximum Save Our Homes Portability Amount							\$0		
LAND INFORMATION									
LAND USE		FRONTAGE	DEPTH	NUMBER OF UNITS	UNIT TYPE	SEC-TWN-RNG			
TOTAL ACRES (9904)				19.43	ACRES	2-19-22			
IMPROVED PASTURE (6010)				9.43	ACRES	2-19-22			
HOMESITE (5000)				1	ACRES	2-19-22			
POND/ SAWGRASS MARSH (6060)				9	ACRES	2-19-22			
LEGAL DESCRIPTION		ALL THAT PART OF SE1/4 OF NW1/ 4 LYING S OF ST RD 44 OR 134 PG 282							
BUILDING DATA									
BUILDING NUMBER		STYLE		HEATED AREA		YEAR BUILT			
Sketch Building 1		RESIDENTIAL		1,224		1941			
MISCELLANEOUS DATA									
DESCRIPTION		LENGTH	WIDTH	UNITS	YEAR BUILT				

SHED		15		30		450		1935		
SALES INFORMATION										
SALE DATE	BOOK	PAGE	SALE PRICE	INSTRUMENT		QUALIFICATION		IMPROVED		
11-2000	897	451	371,000	QUITCLAIM DEED		MULTIPLE		YES		
02-1996	581	488	0	WARRANTY DEED		OTHER		NO		
11-1972	134	282	90,000	WARRANTY DEED		QUALIFIED		YES		
The Sumter County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll (2007). All data is subject to change before the next certified taxroll (October 2008). Website Updated: July 17, 2008										
RECENT SALES IN THIS SECTION			PREVIOUS PARCEL NEXT PARCEL		RETURN TO MAIN SEARCH PAGE		SUMTER HOME		SUMTER COUNTY TAX COLLECTOR	

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Traffic Impact Analysis

Sumter, LLC

Sumter County, Florida

Prepared for:

LPG Urban & Regional Planners, Inc.

Prepared by:

Kimley-Horn and Associates, Inc.
Tallahassee, Florida

© Kimley-Horn and Associates, Inc.
August 2008
042306027



**Kimley-Horn
and Associates, Inc.**

Traffic Impact Analysis

Sumter, LLC

Sumter County, Florida

Prepared for:

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Prepared by:

Kimley-Horn and Associates, Inc.

Tallahassee, Florida


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Table of Contents

Introduction.....	1
Trip Generation.....	1
Conclusion	3

Figures

Site Location	2
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Tables

Trip Generation.....	3
----------------------	---



Introduction

This analysis summarizes the traffic impacts of a proposed Comprehensive Plan Amendment/Future Land Use Map change for a 175± acre property in Sumter County, Florida. The subject property is located south of SR 44, east of I-75. The project location is depicted in **Figure 1**. The current future land use designation includes 112.6± acres of agriculture and 62.4± acres of commercial with a maximum Floor to Area Ratio (FAR) of 0.50. The proposed future land use designation is 141 acres of industrial, 16 acres of commercial (maximum FAR of 0.50), and 18 acres of office. The assumed access to the site is via SR 44. This report analyzes the impact of the proposed change in future land use designation.

Trip Generation

The ITE (Institute of Transportation Engineers) publication *Trip Generation*, 7th Edition, was used to estimate the change in trip generation potential. The current future land uses include agriculture with a maximum development potential of one dwelling unit per 10 acres and commercial with maximum development potential at a FAR of 0.50. The proposed future land uses include 1,240,800 square feet of industrial, 180,000 square feet of office, and 160,000 square feet of commercial. **Table 1** presents the land use assumptions and associated change in trip generation potential due to the proposed future land use amendment. The proposed amendment results in a net decrease in the PM peak hour trip generation potential. Therefore, the proposed future land use change is not expected to result in new impacts and thus, no further analysis is necessary.

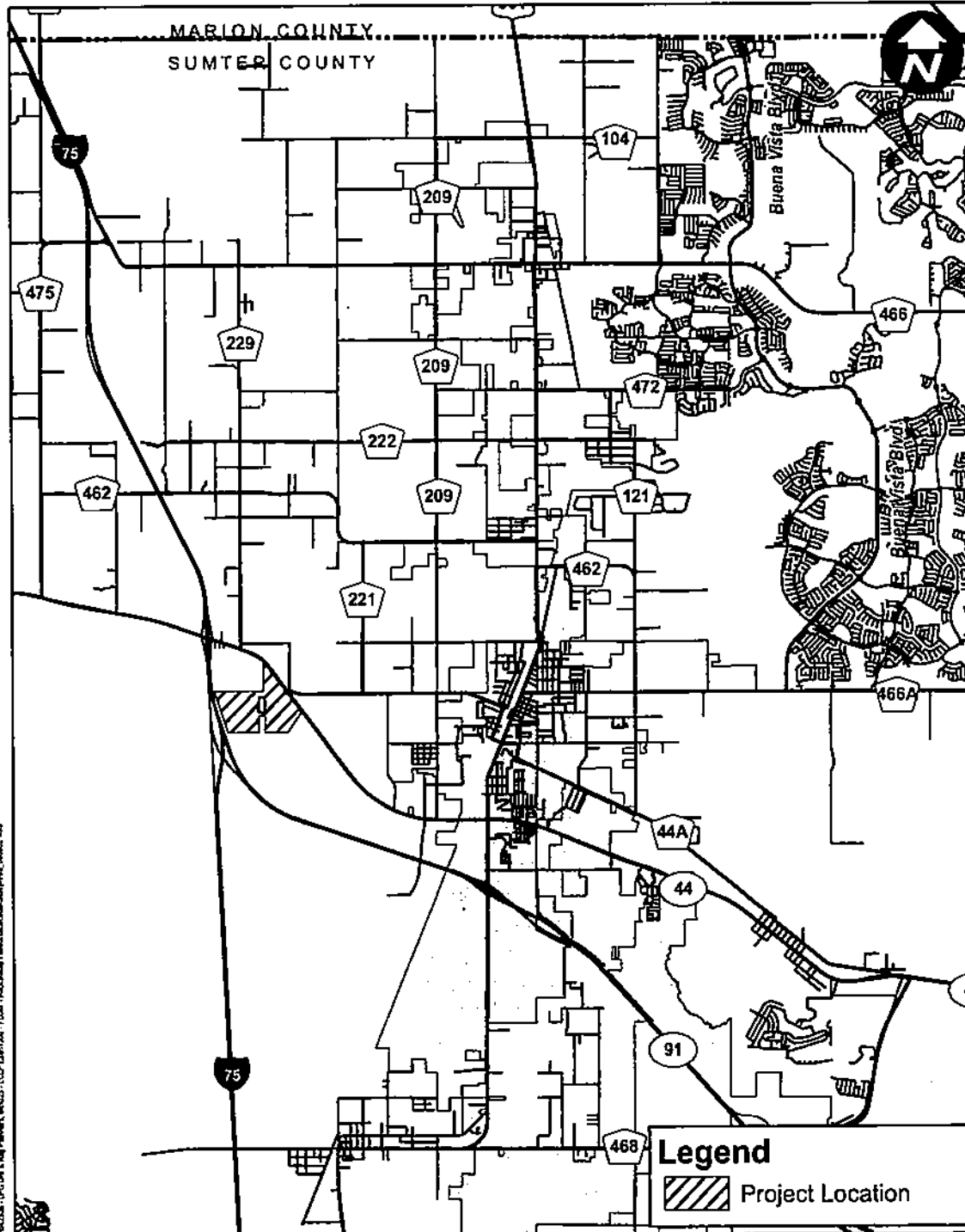


Figure 1. Site Location
Sumter County, Florida

1:100,000



Table 1 Sumter, LLC Trip Generation												
Land Use #	Land Use Type	Size	Units	Formula	Total Trips	Enter	Exit	% Pass-by Trips	Total Pass-by Trips	Pass-by Trips Enter	Pass-by Trips Exit	Total Net New External Trips
Existing Maximum Development Potential												
210	Single-Family Detached Housing	11	DU	$Ln(T) = 0.90 Ln(X) + 0.53$	15	9	6		0	0	0	15
820	Shopping Center	1,359,072	KSF	$Ln(T) = 0.66 Ln(X) + 3.40$	3,504	1,682	1,822	18%	631	303	328	2,873
	Subtotal				3,519	1,691	1,828		631	303	328	2,888
Proposed Maximum Development Potential												
130	Industrial Park	1,240,800	KSF	$T = 0.77(X) + 42.11$	998	210	788		0	0	0	998
710	Office	180	KSF	$T = 1.12(X) + 78.81$	280	48	232		0	0	0	280
820	Shopping Center	160	KSF	$Ln(T) = 0.66 Ln(X) + 3.40$	854	410	444	34%	290	139	151	564
	Subtotal				2,132	668	1,464		290	139	151	1,842
Net New Trips (Future Potential - Existing Potential)												-1,047

p:\042306 - lrg urb & reg planners\04035enc027 - sumter, llc\1100 - tl\analysis\from lra 080820.xlsx\trip gen

Conclusion

The proposed change in future land use results in a decrease in trip generation potential. The proposed future land use generates 1,047 fewer trips than the existing future land use. Therefore, no further analysis is necessary at this time.



October 1, 2008

Mr. Brad Cornelius, Planning Manager
Sumter County Planning & Development Department
910 North Main Street, Suite 301
Bushnell, Florida 33513

**RE: ECOLOGICAL NARRATIVE FOR PROPOSED COMPREHENSIVE PLAN AMENDMENT
±175 ACRE SUMTER, LLC PROPERTY
Bordering Westerly Side of S.R. 44 and Easterly Side of I-75
Sections 2 & 3, Township 19S, Range 22E, Sumter County, FL**

Dear Mr. Cornelius:

As requested by the applicant, the subject ecological narrative is provided pursuant to the proposed Comprehensive Plan Amendment for the above referenced ±175 acre site. Please see additional information prepared by LPG Urban and Regional Planners, Inc. (contained in the LPG Urban and Regional Planners, Inc. submittal package).

1.0 ON-SITE VEGETATION ASSOCIATIONS AND LAND COVER

On-site habitats and land cover are described based on the Florida Land Use Cover and Forms Classification System (FLUCFCS). Please see attached conceptual habitat map (dated October 1, 2008). Several structures (including residence along S.R. 44) were not specifically identified.

1.1 UPLANDS

On-site uplands exhibit no unaltered native habitat due to the extent of historic alterations (e.g. vegetative clearing, earthmoving activities, cattle impacts). Several upland areas are described using a combination of FLUCFCS codes.

"211 Improved Pastures"

The majority of the site is classified "211 Improved Pastures". Such actively grazed open land has been historically altered as evidenced by the extent of clearing and earthmoving activities (e.g. agricultural ditches and cattle ponds). On-site improved pasture is characterized by open cultivated grass fields. Widely scattered oaks (*Quercus spp.*) or pine (*Pinus elliottii*) occur within several sections of on-site improved pasture areas.

"438 Mixed Hardwoods"/"740 Disturbed Lands"/"213 Woodland Pastures"

The combined FLUCFCS code "438 Mixed Uplands"/"740 Disturbed Lands"/"213 Woodland Pastures" occurs in the western section (within close proximity to Wetland "A") and bordering Wetlands "E" and "F" along S.R. 44. The altered condition of these areas are owed to historic clearing of the native understory and cattle impacts. Note that cattle appear to routinely congregate within the "438 Mixed Uplands"/"740 Disturbed Lands"/"213 Woodland Pastures"

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Sarasota, Florida 34277
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1.0 ON-SITE VEGETATION ASSOCIATIONS AND LAND COVER

1.1 UPLANDS (CONTINUED)

area within proximity to Wetland "A". Hardwoods include (e.g. oaks, pine, wild citrus) and groundcover includes cultivated grasses, in addition to intermittent saw palmetto (*Serenoa repens*), intermittent beauty berry (*Callicarpa americana*), weedy invasives (e.g. *Bidens spp.*), and vine thickets (*Smilax spp.*, *Vitis rotundifolia*).

"425 Temperate Hardwoods"

An area classified "425 Temperate Hardwoods" occurs in the southwest section along I-75. Vegetative strata include increased temperate species, such as such as pignut hickory (*Carya glabra*), red mulberry (*Morus rubra*), cabbage palm (*Sabal palmetto*), sweetgum (*Liquidambar styraciflua*), and cattle impacted understory.

"740 Disturbed Lands"/"213 Woodland Pastures"

This combined FLUCFCS code "740 Disturbed Lands"/"213 Woodland Pastures" is located along S.R. 44, just southeast of the Wetland "D" pit. Dominant species include immature oaks (*Quercus spp.*) and historically cleared understory dominated by mixed cultivated pasture grasses. Several dilapidated structures were observed within this combined FLUCFCS code.

1.2 SWFWMD/COUNTY JURISDICTIONAL WETLANDS & SURFACE WATERS

The extent and limits of on-site SWFWMD/County jurisdictional wetlands and surface waters shown on the on the attached conceptual habitat map, dated October 1, 2008 (and described herein), are estimated only and are subject to verification by pertinent agencies. The site is estimated to contain six palustrine wetlands (labeled Wetlands "A" – "F" on the attached conceptual habitat map), as well as various upland and hydric cut surface waters (e.g. ditches and ponds).

1.2.1 SWFWMD/COUNTY JURISDICTIONAL WETLANDS

Estimated FLUCFCS codes and Sumter County wetland classification categories (per Chapter 3, Policy 3.1.4.1 of the Comprehensive Plan), as well as dominant vegetation associations are provided. Note that such Sumter County wetland classification categories are subject to change pending the applicant obtaining a wetland determination thru SWFWMD.

Wetland "A"

"610 Wetland Hardwood Forests"

Category II Wetland per Sumter County Classification System

Dominant hardwoods include red maple (*Acer rubrum*), blackgum (*Nyssa sylvatica*), sweet gum, laurel oak, cabbage palm, and cypress (*Taxodium distichum*). Groundcover includes lizard's tail (*Saururus cernuus*), coinwort (*Cemella asiatica*), beakrush (*Rynchospora spp.*), pickerelweed (*Pontederia cordata*), arrowhead (*Sagittaria lancifolia*), mixed fern (e.g. *Woodwardia spp.*, *Thelypteris spp.*), Caesar-weed (*Urena lobata*), and cabbage palm seedlings. Interior portions exhibit increased non-vegetated substrate/standing water.



1.0 ON-SITE VEGETATION ASSOCIATIONS AND LAND COVER

1.2 SWFWMD/COUNTY JURISDICTIONAL WETLANDS & SURFACE WATERS

1.2.1 SWFWMD/COUNTY JURISDICTIONAL WETLANDS (CONTINUED)

Wetland "B"

"643 Wetland Prairies"

Category IV Wetland per Sumter County Classification System

The core is dominated by maidencane (*Panicum hemitomon*) and pickerelweed. The outer zone is dominated by aster (*Aster spp.*), buttonweed (*Diodia spp.*), alligatorweed (*Alternanthera philoxeroides*), and torpedo grass (*Panicum repens*). Carolina willow (*Salix caroliniana*) exist in the ditch along S.R. 44 adjacent to Wetland "B".

Wetlands "C" and "D"

"740 Disturbed Lands"/"600 Wetlands"

Category V Wetlands per Sumter County Classification System

Wetlands "C" and "D" are pits that were excavated within historic wetland, but that include vegetated portions. The core of Wetland "C" is dominated by torpedo grass (*Panicum repens*), an invasive species, and outer portion exhibits marsh fleabane (*Hydrocotyle umbellata*) and open water. Wetland "D" exhibits maidencane, dog fennel (*Eupatorium spp.*) and some pickerelweed. Sweetgum has established along the perimeter spoil piles associated with these pits. The highly altered condition, prevalence of exotics, and proximity to S.R. 44 are reasons remnant Wetlands "C" and "D" provide low ecological values.

Wetland "E"

"610 Wetland Hardwood Forests"

Category IV Wetland per Sumter County Classification System

Wetland "E" is intercepted by conveyances on westerly and easterly sides. A ditch intercepting the westerly side (between Wetlands "E" and "F") has historically to present served as a vehicular travelway. The easterly side of Wetland "E" appears intercepted by off-site piped conveyance.

Wetland "F"

"610 Wetland Hardwood Forests"

Category IV Wetland per Sumter County Classification System

Dominant hardwoods include sweet gum, cypress, and Florida elm (*Ulmus floridana*). The understory comprising the Wetland "F" core exhibits mostly standing water, with lizard's tail, beakrush, and greenbrier present within the outer zone.



1.0 ON-SITE VEGETATION ASSOCIATIONS AND LAND COVER (CONTINUED)

1.2.2 SWFWMD/COUNTY JURISDICTIONAL SURFACE WATERS

On-site ditches and ponds outside wetlands are estimated to be other surface waters (hydric cut if excavated in historic wetlands and upland cut if excavated in historic uplands). Among the site's estimated other surface waters are two features that are evident on aerial photographs. These two features have, for reference purposes, been labeled "740 Disturbed (A)" and "740 Disturbed (B)" on the attached Conceptual Habitat Map (dated October 1, 2008).

740 (A), located along the north project boundary in the northwest section of the project, is not indicated on the S.C.S. Soil Survey for Sumter County (Sheet 5) as overlapped by a wetland soil signature. 740 (A) appears man-made and created via excavation (as opposed to a natural wetland feature).

740 (B), located centrally and east of the power line easement, has been historically ditched via multiple agricultural furrows. The furrow network extends throughout the wetland soil signature depicted on the S.C.S. Soil Survey for Sumter County (Sheet 5) as overlapping 740 (B). It appears that material removed for creation of furrows was placed in the historic wetland configuration. Said historic filling combined with draining via ditching and oxidation of soils via cattle impacts have compromised the ability of 740 (B) to meet wetland criteria defined in Chapter 62-340, F.A.C., therefore rendering the estimated non-wetland status for this feature (subject to field verification by pertinent agencies).

2.0 LISTED SPECIES

A listed species survey was performed by Steinbaum & Associates, Inc. on September 17, 2008 for the subject ± 175 acre project area. The methodology for conducting the listed species survey complied with the Standardized State-Listed Animal Survey Procedure for SWFWMD ERP Projects (FFWCC, 1997) and allowed the site to be observed for listed species on a cursory basis. The listed survey entailed systematically walking transects and observing both understory and tree canopies (where applicable) for signs of listed species utilization. Pedestrian transects thru on-site improved pasture were generally oriented in a north-south direction and spaced $\pm 200'$ apart, where possible, allowing an average 100' visual reach for each transect. Pedestrian transects thru on-site uplands outside improved pasture were also generally oriented in a north-south direction, but spaced $\pm 100'$ apart, where possible (allowing an average 50' visual reach for each transect). Pedestrian transects thru on-site treed wetlands (Wetlands "A", "E" and "F") were generally perpendicular to the wetland perimeter and extended into the wetland interior. The spacing of pedestrian transects for Wetlands "A" and "F" averaged 300' measured at the perimeter, and, the spacing of transects thru Wetland "E" averaged $\pm 200'$. The interiors of on-site herbaceous wetlands (Wetlands "B", "C", and "D") were generally walked in a more freeform pattern. In addition, perimeters of each on-site estimated SWFWMD jurisdictional wetland and the project perimeter were walked.



2.0 LISTED SPECIES (CONTINUED)

No listed species or signs of listed species were observed on-site by Steinbaum & Associates, Inc. staff during the September 17, 2008 listed species survey event, nor during prior site visits relating to conceptually mapping on-site vegetation associations.

Regarding bald eagles, information obtained via the eagle nest locator website, compiled and maintained by Wildlife Technologies Services in the Division of Wildlife for FFWCC, indicates no documented active eagle nests as of mid-April, 2007 within Sections 2 & 3, Township 19S, Range 22E, Sumter County, FL, wherein the site is located.

3.0 DISCUSSION

The subject site has been significantly altered historically and is estimated to contain no wetlands considered Category I by Sumter County, and no impacts are proposed at this time to the only on-site Category II wetland (Wetland "A"). If, however, it becomes evident that future impacts (not associated with state or federally exempted agricultural management activities) to Wetland "A" are necessary, the applicant confirms that an avoidance and minimization analysis (and description of any proposed wetland mitigation consistent with SWFWMD requirements) would be provided to SWFWMD for review at time the applicant submits an ERP permit application to the District for proposed site development.

Based on the lack of observed on-site listed species (as of the September 17, 2008 listed species survey event), any proposed impacts to on-site wetlands estimated to be Category IV or V, would not be subject to review by Sumter County (Chapter 3. Policies 3.1.4.4 and 3.1.4.5 of the Comprehensive Plan).

Note that Steinbaum & Associates, Inc. does not address/perform services relating to engineering, land planning, surveying, groundwater contamination/hazardous waste/buried material sampling/testing, archeological studies/evaluations.

If you have any questions, please contact me.

Sincerely,



Michele L. Steinbaum
President

Attachment

cc: Carlos Beruff (Sumter, LLC)

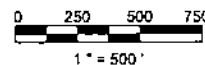
Jason F. McHugh (LPG Urban and Regional Planners, Inc.)

Connor Chambers (CJC Management Services)





STEINBAUM AND ASSOCIATES, INC.
P.O. BOX 15437
Sarasota, Florida 34277
941-921-2707 FAX: 941-921-2739
steinbaumenviro@aol.com



SHEET
1
OF 1

**CULTURAL RESOURCE ASSESSMENT SURVEY
SUMTER, LLC 175-ACRE TRACT
SUMTER COUNTY, FLORIDA**

For:

**Sumter, LLC
2212 58th Avenue East
Bradenton, Florida 34203**

Prepared by:



Florida's First Choice in Cultural Resource Management

*Archaeological Consultants, Inc.
8110 Blaikie Court, Suite A
Sarasota, Florida 34240
(941) 379-6206
Toll Free: 1-800-735-9906*

November 2008

**CULTURAL RESOURCE ASSESSMENT SURVEY
SUMTER, LLC 175-ACRE TRACT
SUMTER COUNTY, FLORIDA**

For:

**Sumter, LLC
2212 58th Avenue East
Bradenton, Florida 34203**

By:

**Archaeological Consultants, Inc.
8110 Blaikie Court, Suite A
Sarasota, Florida 34240**

**Marion Almy – Project Manager
Elizabeth A. Horvath – Project Archaeologist
Trish Slovinac – Architectural Historian
Nelson Rodriguez – Archaeologist**

November 2008

EXECUTIVE SUMMARY

Archaeological Consultants, Inc. (ACI) conducted a cultural resource assessment survey (CRAS) of a Sumter, LLC 175-acre tract (hereinafter referred to as the 175-acre tract) in Sumter County for Sumter, LLC. The survey was required for the completion of a Sumter County Comprehensive Plan Amendment application. The survey and report also comply with Chapters 267 and 373, *Florida Statutes (FS)* and implementing state regulations regarding possible impact to significant properties. All work was carried out in conformity with the standards contained in the Florida Division of Historical Resources' (FDHR) *Cultural Resource Management Standards and Operational Manual* (FDHR 2003). The resulting report meets the specifications in Chapter 1A-46, *Florida Administrative Code (F.A.C.)* (revised August 2002). The purpose of this investigation was to locate and identify any archaeological sites and historic structures, and to assess their significance in terms of eligibility for listing in the National Register of Historic Places (NRHP). The field survey was performed in October 2008.

Background research and a review of the Florida Master Site File (FMSF) indicated that three archaeological sites had been previously recorded within the 175-acre tract (8SM79, 8SM97, and 8SM446). In addition, 12 other archaeological sites had been previously recorded within one mile of the property. These sites include aboriginal campsites and habitation areas evidenced by a slight to dense scattering of lithic debitage, stone tools, and ceramics indicating use of the area from the Archaic period through the historic Seminole occupations. As a result of field survey of the 175-acre tract, no new archaeological sites were recorded. However, the boundaries of 8SM79 were extended to the southeast, and two archaeological occurrences (AO) were discovered. The latter consisted of an isolated piece of lithic debitage and the stem of a projectile point. No evidence of previously recorded sites 8SM97 or 8SM446 was discovered. Based on the results of this survey, 8SM79 is not eligible for listing in the NRHP.

Historical background research, including a review of the FMSF and NRHP, indicated that no historic resources (50 years of age or older) had been previously recorded within the project area. A review of the Wildwood quadrangle map, as well as historic aerials accessed via the State University System of Florida's Publication of Archival Library and Museum Materials (PALMM) web site, suggested the potential for three historic structures (PALMM 1941, 1951, 1960; USGS 1967). As a result of historical field survey, one historic structure (8SM557) was identified and recorded. According to the current owner, this Frame Vernacular residence, with four ancillary buildings, was constructed ca. 1950 by E.R. Calloway and has been vacant for approximately 20 years. It is an example of a common style of architecture found throughout Sumter County, and displays no distinct stylistic features or decorative elements. In addition, research did not indicate any significant association with pioneers of Sumter County or the greater Wildwood area. Therefore, 8SM557 does not appear to be eligible for listing in the NRHP.

Thus, development of the proposed 175-acre tract will have no effect on any resources listed, eligible, or potentially eligible for listing in the NRHP. No additional investigations are warranted.

TABLE OF CONTENTS

	<u>Page</u>
1.0 INTRODUCTION.....	1-1
1.1 Project Description.....	1-1
1.2 Purpose.....	1-1
2.0 ENVIRONMENTAL OVERVIEW	2-1
2.1 Introduction.....	2-1
2.2 Project Location and Setting.....	2-1
2.3 Physiography and Geology.....	2-3
2.4 Soils and Vegetation	2-3
2.5 Paleoenvironmental Considerations.....	2-3
3.0 CULTURAL CHRONOLOGY	3-1
3.1 Paleo-Indian	3-3
3.2 Archaic	3-4
3.3 Formative	3-7
3.4 Mississippian/Acculturative.....	3-8
3.5 Colonialism.....	3-10
3.6 Territorial and Statehood	3-11
3.7 Civil War and Aftermath	3-12
3.8 Twentieth Century	3-14
3.9 Project Area Specific Information	3-16
4.0 RESEARCH CONSIDERATIONS AND METHODS.....	4-1
4.1 Background Research and Literature Review.....	4-1
4.1.1 Archaeological Considerations	4-1
4.1.2 Historical Considerations	4-4
4.2 Field Methodology.....	4-4
4.3 Unexpected Discoveries.....	4-5
4.4 Laboratory Methods and Curation.....	4-5
5.0 SURVEY RESULTS AND RECOMMENDATIONS	5-1
5.1 Archaeological Results	5-1
5.2 Historical/Architectural Results.....	5-3
5.3 Recommendations.....	5-4
6.0 REFERENCES CITED	6-1

APPENDICES

Appendix A: FMSF Forms

Appendix B: Survey Log

LIST OF FIGURES, TABLES, AND PHOTOGRAPHS

<u>Figure</u>	<u>Page</u>
Figure 1.1. Location of the 175-acre tract.	1-2
Figure 2.1. Environmental setting of the 175-acre tract.	2-2
Figure 3.1. Florida Archaeological Regions.	3-2
Figure 4.1. Previously recorded archaeological sites located within 1.6 km (1 mi) of the 175-acre tract.	4-2
Figure 5.1. Approximate location of the shovel tests, AOs, archaeological sites, and historic structure within the 175-acre tract.	5-2
 <u>Table</u>	
Table 2.1. Soil types within the project area and their drainage characteristics and environmental settings.	2-3
Table 4.1. Previously recorded archaeological sites within 1.6 km (1 mi) of the 175-acre tract.	4-3
 <u>Photo</u>	
Photo 2.1. General project setting.	2-1

1.0 INTRODUCTION

1.1 Project Description

The 175-acre tract is located in northern Sumter County (Figure 1.1). The survey was required for the completion of a Sumter County Comprehensive Plan Amendment application. The survey and report also comply with Chapters 267 and 373, *FS* and implementing state regulations regarding possible impact to significant properties. All work was carried out in conformity with the standards contained in the FDHRs' *Cultural Resource Management Standards and Operational Manual* (FDHR 2003).

1.2 Purpose

The purpose of the CRAS was to locate and identify any archaeological sites as well as historic structures located within 175-acre tract and to assess their significance in terms of eligibility for listing in the NRHP. The field survey was conducted for Sumter, LLC in October 2008 and was preceded by background research. Such work served to provide both an informed set of expectations concerning the kinds of cultural resources that might be anticipated to occur within the project area as well as a basis for evaluating any new sites discovered. This report conforms to the specifications set forth in Chapter 1A-46 (revised August 2002), *F.A.C.*

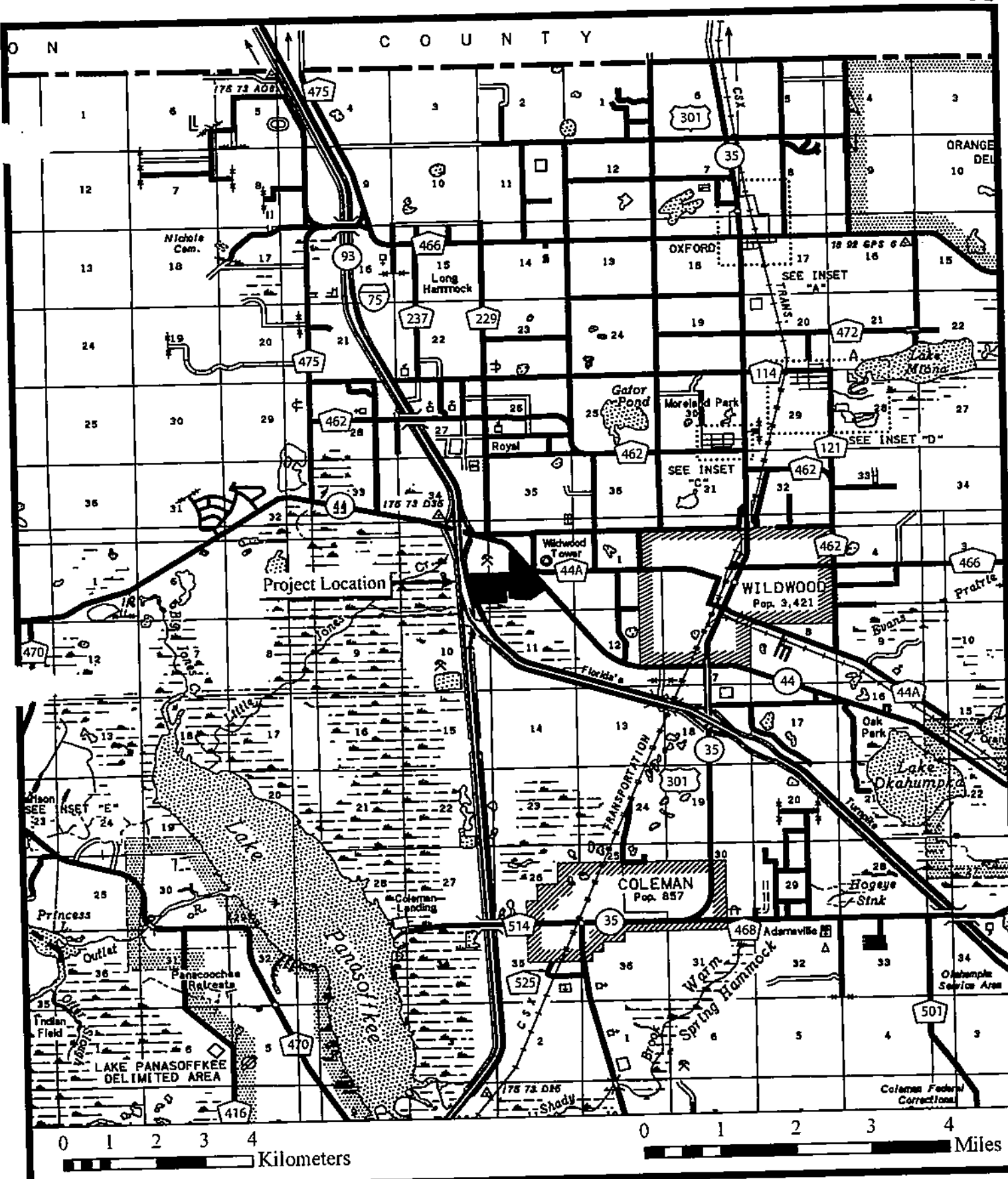


Figure 1.1. Location of the 175-acre tract in Sumter County, Sections 2 and 3, Township 19 South, Range 22 East (Surveying and Mapping Office 2001).



2.0 ENVIRONMENTAL OVERVIEW

2.1 Introduction

Environmental factors such as geology, topography, relative elevation, soils, vegetation, and water resources are important in determining where archaeological and historical sites are likely to be located. These variables influenced what types of resources were available for utilization in a given area. This in turn influenced decisions regarding settlement location and land-use patterns. Because of the influence of the local environmental factors upon the local inhabitants, a discussion of the effective environment is included.

2.2 Project Location and Setting

The 175-acre tract is located in Sections 2 and 3, Township 19 South, Range 22 East in northeast Sumter County (U.S. Geological Survey [USGS] 1968, 1969). The tract is located between the Florida Turnpike and State Road (S.R.) 44, roughly two miles west of Wildwood. The project area generally consists of open pasture with wetlands and wooded swamplands (Figure 2.1; Photo 2.1).

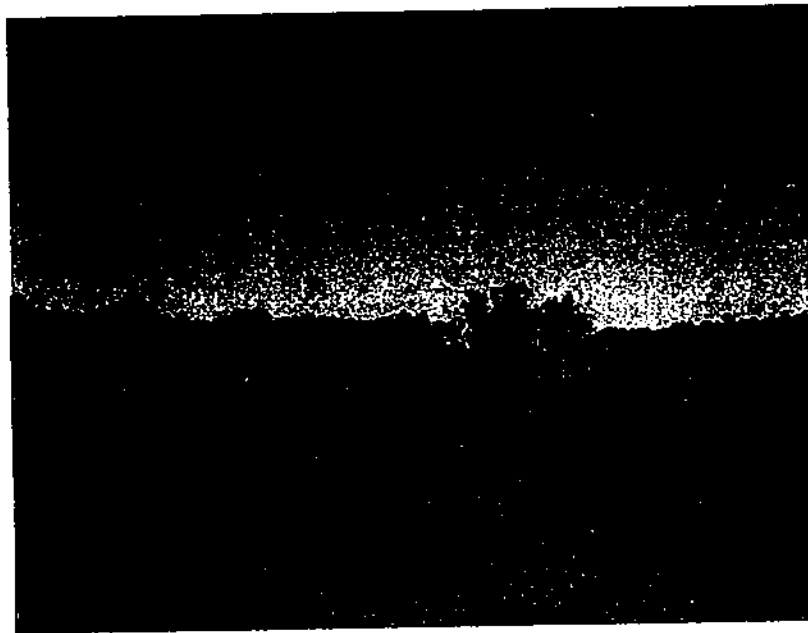


Photo 2.1. General project setting.

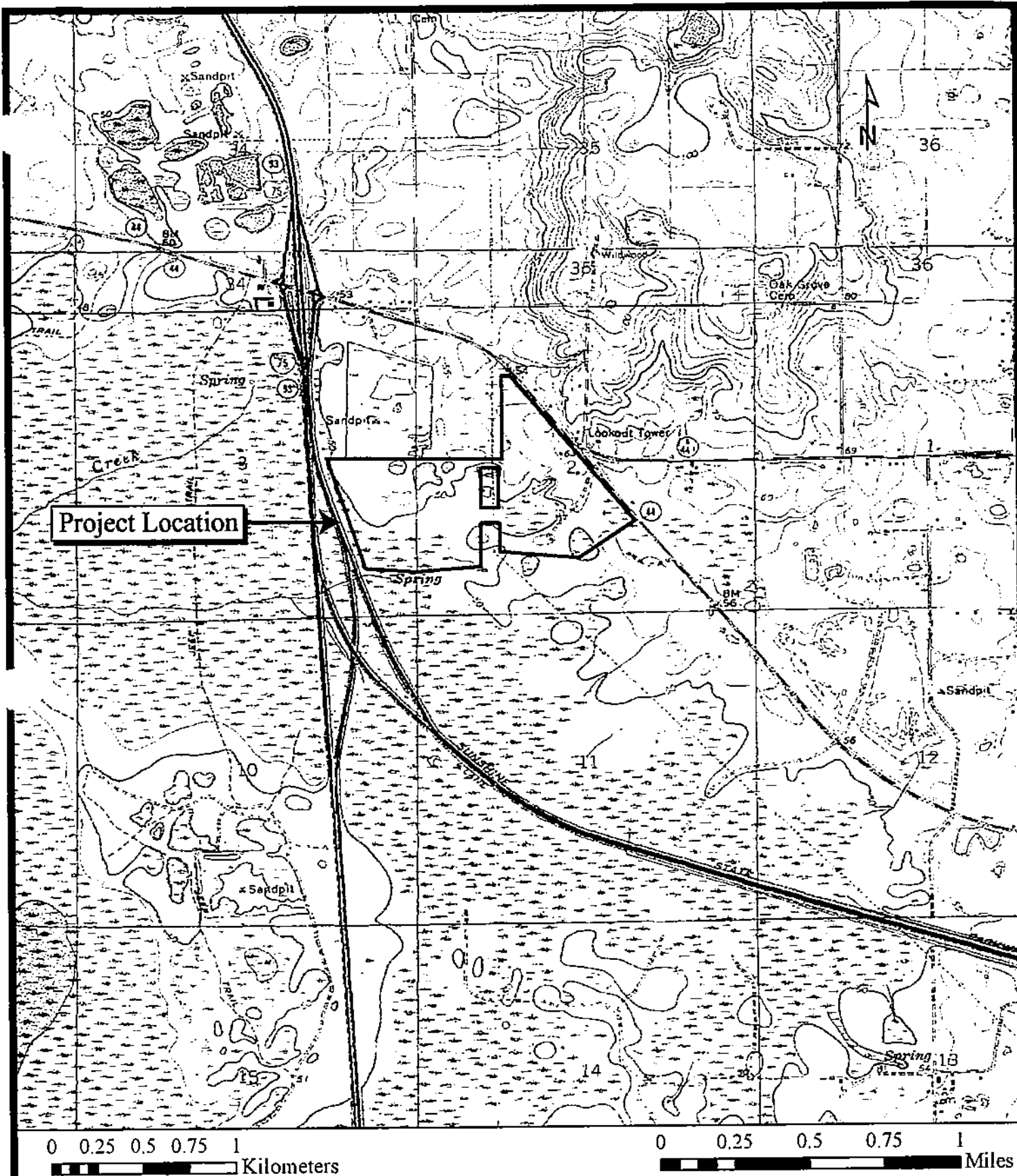


Figure 2.1. Environmental setting of the 175-acre tract, Sections 2 and 3, Township 19 South, Range 22 East (USGS Wildwood 1969, Oxford 1968).



2.3 Physiography and Geology

The project area is located within the Central or Mid-peninsula physiographic zone (White 1970). The topography is gently rolling with a series of low hills and valleys paralleling the coast. The project area ranges in elevation from 14 to 17 meters (m) (45 to 55 feet [ft]) above mean sea level (amsl) and is at the junction of the Tsala Apopka Plain, Western Valley, and Sumter Upland physiographic provinces. Geologically, the area consists of limestone (Deuerling and MacGill 1981) with the surficial deposits including Ocala limestone and undifferentiated sediments of the Pleistocene and Holocene (Scott 2001; Scott et al. 2001).

2.4 Soils and Vegetation

The U.S. Department of Agriculture's (USDA) Sumter County general soil map indicates that the project area is located within the Sparr-Millhopper-Sumterville soil association (USDA 1988). These consist of nearly level to gently sloping, somewhat poorly and moderately well drained soils located on upland ridges. Native vegetation consists mostly of live oak, water oak, and turkey oak with an understory of pineland threeawn, saw palmetto, and greenbrier. Table 2.1 provides a list of the specific soil types within the project area, their drainage characteristics, and environmental setting (USDA 2005).

Table 2.1. Soil types within the project area and their drainage characteristics and environmental settings.

Soil type	Drainage	Environmental setting
EauGallie fine sand, bouldery subsurface	Poor	Broad flatwoods
Floridana mucky fine sand, depressional	Very poor	Wet, depressional areas
Gator muck, frequently flooded	Very poor	Swamps and marshes along floodplains
Paisley fine sand, bouldery subsurface	Poor	Low broad flats and small knolls
Sparr fine sand, 0-5% slopes	Somewhat poor	Broad, low ridges and knolls
Wabasso fine sand, bouldery subsurface	Poor	Broad flatwoods

2.5 Paleoenvironmental Considerations

The early environment of the region was different from that seen today. Sea levels were lower, the climate was arid, and fresh water was scarce. An understanding of human ecology during the earliest periods of human occupation in Florida cannot be based on observations of the modern environment because of changes in water availability, botanical communities, and faunal resources. Aboriginal inhabitants would have developed cultural adaptations in response to the environmental changes taking place, which were then reflected in settlement patterns, site types, artifact forms, and subsistence economies.

Due to the arid conditions between 16,500 and 12,500 years ago, the perched water aquifer and potable water supplies were absent (Dunbar 1981:95). Palynological studies conducted in Florida and Georgia suggest that between 13,000 and 5000 years ago, this area was covered with an upland vegetation community of scrub oak and prairie (Watts 1969, 1971, 1975). The rise of sea level reduced xeric habitats over the next several millennia. Intermittent flow in the Hillsborough River some 8500 years ago was likely due to precipitation and surface runoff, and by 6000 years ago, the river probably began flowing because of spring discharge from the Floridan aquifer (Dunbar 1981:99).

By 5000 years ago, a climatic event marking a brief return to Pleistocene climatic conditions induced a change toward more open vegetation. Southern pine forests replaced the oak savannahs. Extensive marshes and swamps developed along the coasts and subtropical hardwood forests became established along the southern tip of Florida (Delcourt and Delcourt 1981). Northern Florida saw an increase in oak species, grasses, and sedges (Carbone 1983). At Lake Annie, in south-central Florida, pollen cores were dominated by wax myrtle and pine. The assemblage suggests that by this time, a forest dominated by longleaf pine along with cypress swamps and bayheads existed in the area (Watts 1971, 1975). By about 3500 Before Common Era (B.C.E), surface water was plentiful in karst terrains and the level of the Floridan aquifer rose to 1.5 m (5 ft) above present levels. After this time, modern floral, climatic, and environmental conditions began to be established.

3.0 CULTURAL CHRONOLOGY

A discussion of the regional culture history is included to provide a framework within which the local historical and archaeological records can be examined. Archaeological sites and historic features are not individual entities, but rather are part of once dynamic cultural systems. As a result, individual sites cannot be adequately examined or interpreted without reference to other sites and resources in the general area.

In general, archaeologists summarize the culture history of a given area (i.e., an archaeological region) by outlining the sequence of archaeological cultures through time. These are defined largely in geographical terms but also reflect shared environmental and cultural factors. The 175-acre tract is located near the junction of the North Peninsular Gulf Coast and East and Central archaeological regions (Milanich 1994; Milanich and Fairbanks 1980). The North Peninsular Gulf Coast region extends from Pasco County northward to Taylor County and inland to the edge of the gulf coastal lowlands. The East and Central region is composed of the lower and central portions of the St. Johns River, its tributaries, adjacent portions of the coastal barrier island-salt marsh-lagoon system, and the central Florida lakes district (Milanich 1994:243).

Paleo-Indian, Archaic, Formative, and Mississippian/Acculturative stages have been defined based on unique sets of material culture traits such as stone tool forms and ceramic types, as well as subsistence, settlement, and burial practices. These broad temporal units are further divided into culture phases or periods. Within the North Peninsular Gulf Coast region, these have been divided into Paleo-Indian, Archaic (Early, Middle, and Late), Orange, Florida Transitional, Deptford, Weeden Island-related, and Safety Harbor cultural periods. The comparable sequence of regional cultures in the East and Central district includes Paleo-Indian, Archaic (Early and Middle), Mount Taylor (Late Archaic), Orange, Florida Transitional, St. Johns I, and St. Johns II. The Paleo-Indian and Early to Middle Archaic periods were similar in both regions. A brief summary of these periods follows.

The local history of the region is divided into four broad periods based initially upon the major governmental powers. The first period, Colonialism, occurred during the exploration and control of Florida by the Spanish and British from around 1513 until 1821. At that time, Florida became a territory of the United States and 21 years later became a State (Territorial and Statehood). The Civil War and Aftermath (1861-1899) period deals with the Civil War, the period of Reconstruction following the war, and the late 1800s, when the transportation systems were dramatically increased and development throughout the state expanded. The Twentieth Century period includes subperiods defined based on important historic events such as the World Wars, the Boom of the 1920s, and the Depression. Each of these periods evidenced differential development and utilization of the region, thus effecting the historic site distribution across the land.

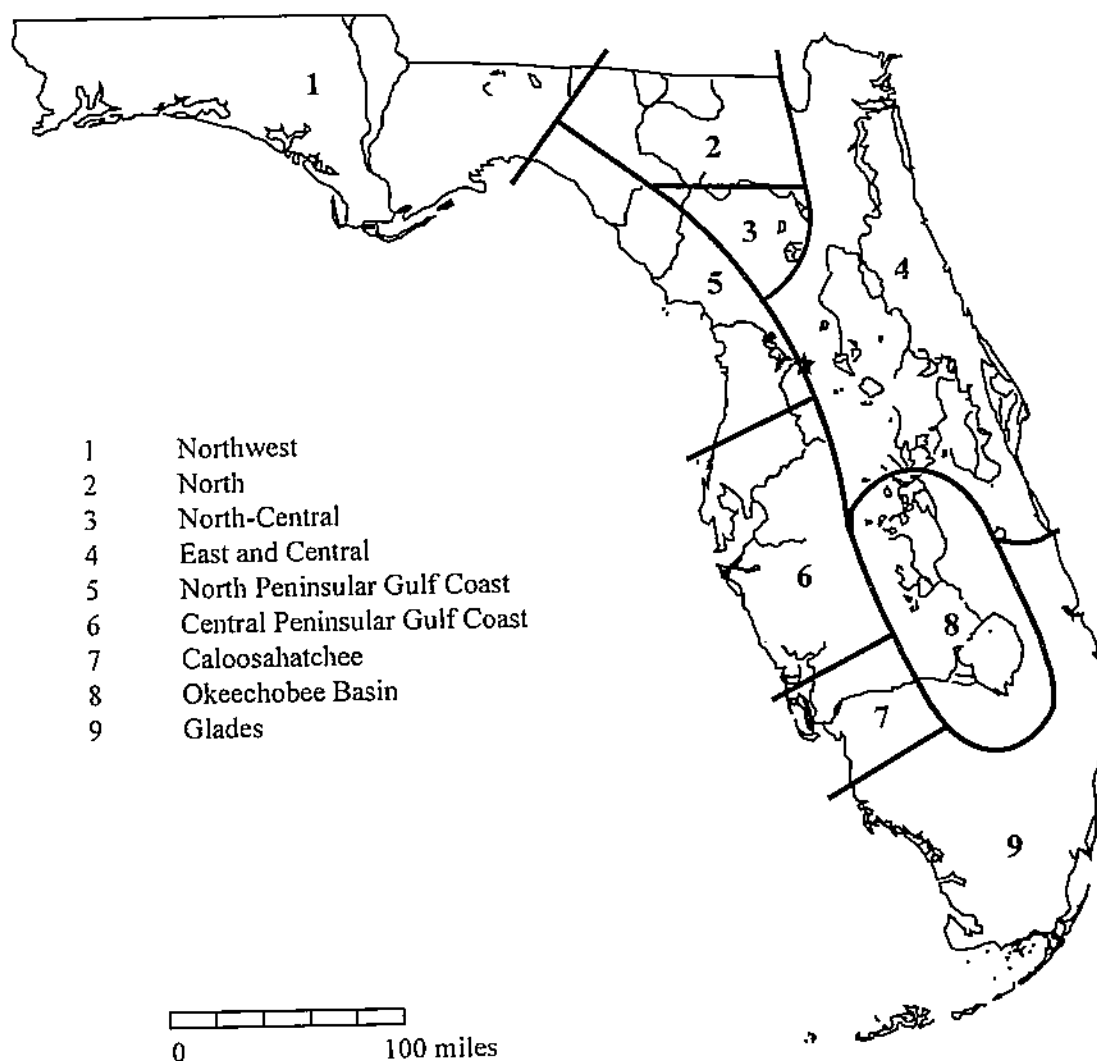


Figure 3.1 Florida Archaeological Regions (Milanich 1994:xix). The project area (★) is at the interface of the North Peninsular Gulf Coast and East and Central Archaeological Regions.



3.1 Paleo-Indian

The Paleo-Indian stage is the earliest known cultural manifestation in Florida, dating from roughly 12,000 to 7500 B.C.E. (Milanich 1994). Archaeological evidence for Paleo-Indians consists primarily of scattered finds of diagnostic lanceolate-shaped projectile points. The Florida peninsula at this time was quite different than today. The climate was cooler and drier. Vegetation was typified by xerophytic species with scrub oak, pine, open grassy prairies, and savannas being the most common (Milanich 1994:40).

When human populations were arriving in Florida, the sea levels were still as much as 35 m (115 ft) below present levels and coastal regions of Florida extended miles beyond present-day shorelines (Milliman and Emery 1968). Thus, many of these sites have been inundated. Evidence of this includes sites that were discovered as a result of dredging activities in the Gulf (Karklins 1970) while other research has shown that some of the shell deposits bordering submerged river channels in Tampa Bay may have been Paleo-Indian midden deposits (Goodyear et al. 1983; Goodyear and Warren 1972).

The Paleo-Indian period has been sub-divided into three horizons based upon characteristic tool forms (Austin 2001). The Clovis Horizon (11,000-10,000 B.C.E.) represents the initial occupation of Florida. It is defined by the presence of fluted Clovis points. These are somewhat more common in north Florida, although Robinson (1979) does illustrate a few points from this area. The Suwannee Horizon (10,000-9000 B.C.E.) is the most well known of the horizons. The lanceolate-shaped, unfluted Simpson and Suwannee projectile points are diagnostic of this period (Bullen 1975a; Daniel and Wisenbaker 1987; Purdy 1981). The Suwannee tool kit includes a variety of scrapers, adzes, spokeshaves, unifacially retouched flakes, flakes with beaked projections, and blade-like flakes as well as bone and ivory foreshafts, pins, awls, daggers, anvils, and abraders (Austin 2001:23). Following the Suwannee Horizon is the Late Paleo-Indian (Dalton?) Horizon (9000-8000 B.C.E.). The smaller Tallahassee, Santa Fe, and Beaver Lake projectile points have traditionally been attributed to this horizon (Milanich 1994). However, many of these points have been recovered stratigraphically from late Archaic and early Woodland period components and thus, may not date to this period (Austin 2001; Farr 2006).

Archaeologists hypothesize that Paleo-Indians lived in migratory bands and subsisted by gathering and hunting, including the now-extinct Pleistocene megafauna. Since it was cooler and much drier, it is likely that these nomadic hunters traveled between permanent and semi-permanent sources of water, such as artesian springs, exploiting the available resources. These watering holes would have attracted the animals that the Indians hunted, thus providing both food and drink. In addition to being "tethered" to water sources, most of the Paleo-Indian sites are also proximate to sources of good quality lithic resources. This settlement pattern is considered logistical, i.e. the establishment of semi-permanent habitation areas and the movement of the resources from their sources of procurement to the residential locale by specialized task groups (Austin 2001:25).

Some of the information about this period has been derived from the underwater excavations at two inland spring sites in Sarasota County: Little Salt Spring and Warm Mineral Springs (Clausen et al. 1979). Excavation at the Harney Flats Site in Hillsborough County has provided a rich body of data concerning Paleo-Indian life ways. Analysis indicates that this site was used as a quarry-related base camp with special use activity areas (Daniel and Wisenbaker 1987). It has been suggested that Paleo-Indian settlement may "not have been related as much to seasonal changes as generally postulated for the succeeding Archaic period," but instead movement was perhaps related to the scheduling of "tool-kit replacement, social needs, and the availability of water," among other factors (Daniel and Wisenbaker 1987:175).

3.2 Archaic

As the Paleo-Indian period gradually ended, climatic changes occurred and the Pleistocene megafauna disappeared. Archaeological evidence suggests a slow cultural change that led toward an increasingly intensive exploitation of localized food resources. These changes may reflect a transition from the late Pleistocene to a more seasonal, modern climate when the pine-dominated forests began to cover the landscape. With loss of the Ice Age mammals, Archaic populations turned to the hunting of smaller game like deer, raccoon, and opossum as well as a reliance on wild plants and shellfish, where available.

The Early Archaic period, ca. 6500 to 5000 B.C.E. is generally recognized by changes in the artifact assemblages from the Paleo-Indian period. However, because of a lack of excavated collections, our knowledge of the full range of the Early Archaic lithic tool assemblages is uncertain (Milanich 1994:64). The diagnostic projectile point types include Hamilton, Arredondo, Wacissa, Thonotosassa, Hardee Beveled, Kirk, and Sumter (Bullen 1975a). Discoveries at Little Salt Spring and the Windover Site indicate that bone and wood tools were also used (Clausen et al. 1979; Doran 2002). The archaeological record suggests a diffuse, yet well-scheduled, pattern of exploiting both coastal and interior resources. Although Miller (1998:64) has suggested that marine and estuarine resources had virtually no role in Early and Middle Archaic adaptation, the Windover Site has artifacts manufactured from sharks' teeth as well as marine shell. Because water sources were much more numerous and larger than in earlier times, the Early Archaic peoples could sustain larger populations, occupy sites for longer periods, and perform activities that required longer occupation at a specific locale (Milanich 1994:67). However, most Early Archaic sites that have been found are small, seasonal campsites.

Geographically, there are several Middle Archaic horizons in the state. In the west central part of the state, it is referred to as the Newnan Horizon, in the East and Central Region it is referred to as Mount Taylor. Sites recorded throughout the state include large base camps, smaller special-use campsites, quarries, and burial areas. The large stemmed projectile points, especially the Newnan type, are diagnostic of Middle and Late preceramic Archaic period sites. Other common point types include Hillsborough, Levy,

Putnam, Alachua, and Marion (Bullen 1975a). In addition, silicified coral was more prevalent as a lithic tool raw material (Milanich 1994), and thermal alteration of the stone became more common (Ste. Claire 1987). Austin (2001:3) notes that there was a decrease in the use of shaped tools other than bifaces and an increased dependence on expedient flake tools. A few regional cemetery sites [e.g., Bay West in Collier County (Beriault et al. 1981), Republic Groves in Hardee County (Wharton et al. 1981), Nona in Sarasota County (Luer 2002)], with interments in bogs, springs and other wetlands, provide evidence for mortuary ceremonialism during this time.

However, not all Middle Archaic groups buried their dead in ponds or sloughs. According to Milanich and Fairbanks (1980:151), one of the most interesting aspects of the Mount Taylor culture is evidence for mass burial interments in specially prepared areas within shell middens. Such burials were found both at the Tick Island and Orange Midden Sites along the St. Johns River. The Tick Island Site contained 184 burials in a freshwater shell midden (Aten 1999). As Milanich describes, "the burial ritual began with the scraping of a shallow depression on top of an existing freshwater shell midden. Bodies, each wrapped in a flexed position, were placed in the depression in a cluster and covered with a mound of sand" (Milanich 1994:82-83). The Gauthier Site is another burial site dating to this time and is located in Brevard County about 9.6 km (6 mi) inland from the coast. Approximately 110 individuals were interred on top of each other in shallow depressions in the soil (Sigler-Eisenberg 1984). Artifacts recovered with the flexed burials included projectile points, stone tools, shell beads, bone tools and ornaments, and worked sharks' teeth (Milanich 1994:83).

During the Middle Archaic, wetter conditions prevailed, sea levels began to rise, and pine forests and swamps began to emerge (Holloway 2002; Stout and Spackman 2002; Watts et al. 1996). The climate was changed to one of more pronounced seasonality with warmer summers and colder winters, though by 4000 B.C.E. the climate became essentially the same as that of today (Watts et al. 1996:29). Settlement became focused within coastal and riverine locales (Milanich 1994:64). A shift from the dispersed settlement pattern of the preceding period to a system of base camps with numerous, smaller satellite camps has been hypothesized (Milanich 1994). Daniel (1985) has suggested that the Middle Archaic people were actually more mobile than their predecessors were, with seasonal sedentism. Where resources are more dependable and abundant, such as along the coast (cf., Russo 1991; Ste. Claire 1990) and St. Johns River, permanent settlements could be achieved, with special-use extractive camps away from the home base. For the rest of the state, however, people had to move to find the resources they required. This is seen in the variety of chert types with individual site lithic assemblages (cf., Austin 1997; Austin and Estabrook 2000).

The Mount Taylor horizon populations, located further east, combined hunting and gathering into a productive subsistence strategy, and as a result, occupation became more sedentary and village life began (Milanich and Fairbanks 1980:147-152). Middens of freshwater snail and mussel shell provide evidence of occupation and resource exploitation along the rivers of east and central Florida (Cumbaa 1976; Fryman et al. 1978). The type-site for this period is the Mount Taylor Site in Volusia County,

investigated by C.B. Moore in the 1890s (Moore 1893). The artifact inventory includes stone projectile points similar to the stemmed Archaic points of other areas, as well as implements of shell and bone. The Lake Monroe Outlet Midden (8VO53), located at the western junction of the St. Johns River with Lake Monroe, has provided information on floral and faunal resource utilization as well as their microlithic technology (ACI/Janus 2001).

During the Late Archaic, ca. 3000 to 1200 B.C.E., populations increased and became more sedentary. Broad bladed, stemmed projectile points of the Middle Archaic continued with the addition of the Clay, Culbreath, and Lafayette stemmed and corner-notched varieties (Bullen 1975a). The abundant wetland resources allowed larger settlements to be maintained. It is likely that the change in settlement patterns is related to environmental changes. By the end of the Middle Archaic, the climate closely resembled that of today, vegetation changed from those species that preferred moist conditions to pines and mixed forests (Watts and Hansen 1988). The adaptation to this environment allowed for a greater variety of resources to be exploited and increased variation in settlement patterns. An increased reliance on aquatic resources is evidenced by the coastal and riverine shell middens that began to accumulate during the Late Archaic.

By about 2000 B.C.E., there is evidence of fired clay pottery in Florida. The first ceramic types, which were tempered with Spanish moss or palmetto, are referred to as the Orange series. The ceramics were plain or decorated with geometric designs and punctations. Initially it was thought that the plain ceramics preceded the decorated ones. However, recent research has called the Orange chronology into question (Sassaman 2003). Based on a series of AMS dates on soot from Orange Incised sherds from the middle St. Johns Valley and from radiocarbon dates on oyster and charcoal in association with Orange ceramics near the mouth of the river, all the various Orange ceramic types occur within the time span of roughly 2150-1650 B.C.E. In addition, research by Cordell (2004) has documented the presence of sponge spicules in the Orange ceramic paste (the diagnostic trait of St. Johns wares), which suggest that the St. Johns ceramic tradition extends back to the beginning of the ceramic technology in the region.

Bridging the close of the Archaic stage and the beginning of the Formative is the Florida Transitional period, ca. 1200 to 500 B.C.E. (Bullen 1959). This time is characterized by a continued exploitation of shellfish, fish, and wild plants as well as a continued reliance on hunting. Additionally, the diffusion of culture traits resulting from the movements of small groups of people led to the spread of several ceramic and tool traditions (Bullen 1959, 1965; Bullen et al. 1978).

Research at the Canton Street Site suggests that the admixture of three projectile point traditions (basally notched, side and corner notched, and Archaic stemmed) and three ceramic traditions (limestone-tempered, sand-tempered, and temperless chalky ware) were representative of this dynamic period (Bullen et al. 1978). There is evidence that the fiber-tempered ceramics of the preceding Late Archaic were being gradually replaced by pottery of these three different traditions. By the end of the Transitional period, ceramic traditions were clearly regionalized throughout Florida. In the North

Peninsular Gulf Coast region, limestone-tempered plain pottery became the dominant ceramic type. In addition, there is evidence of regional interaction with other cultures such as the Poverty Point complex of the lower Mississippi Valley.

3.3 Formative

The Formative stage is denoted by the beginning of formal, settled communities, with the gradual development of more complex forms of political and religious community or organization and is marked by a great deal more regional diversity (Milanich and Fairbanks 1980:20). The diversity that began during the preceding Transitional period intensified through local adaptations to the various ecological conditions throughout Florida.

The Formative stage in the North Peninsula Gulf Coast archaeological region is comprised of the Deptford and Weeden Island-related periods, (500 B.C.E.-900 Common Era [C.E.]). The Deptford period has been well documented as a coastal culture along the Gulf and Atlantic shorelines. The sites tend to be located in live oak-magnolia hammocks immediately adjacent to saltwater marshes. Sea level rise has inundated some sites (Bullen 1975b) and formed islands out of others. Smaller inland sites, probably for hunting, are also known, but less well understood. Deptford subsistence strategies were based on hunting and gathering with an emphasis on the coastal resources. Coastal sites, often located in saltwater marshes, are easily identified by the presence of shell middens. Archaeologists believe the Deptford people spent most of the year along the lagoons and salt marshes. Seasonally, small groups may have moved inland and up the rivers to exploit the riverine and hammock resources (Milanich and Fairbanks 1980:72).

Deptford pottery is easily identified and is characterized by linear patterns of small rectangles or squares on the outside of pots. Simple stamp, linear check stamp, and check stamp patterns were applied by pressing a carved wooden paddle into the moist clay prior to firing. Other pottery was decorated by wrapping the wooden paddle with a cord and pressing it into the moist clay. Spanish moss was replaced by better tempering agents such as sand and grit.

Some archaeologists believe maize horticulture was probably introduced to the Deptford people by about 200 B.C.E. (Milanich 1971). The beginning of food production ushered in a more complex culture. Burial mounds and other ceremonial mounds were constructed. There is some evidence that around 200 C.E., soils better suited to cultivation were sought inland by the expanding Deptford populations (Kohler 1991).

The Weeden Island-related cultures (200-900 C.E.) evolved out of the preceding Deptford period. Ceremonialism and its expressions, such as the construction of complex burial mounds containing exotic and elaborate grave offerings, reached their greatest development during this time. Similarly, the subsistence economy, divided between maritime and terrestrial animals and perhaps horticultural products, represents the maximum effective adjustment to the environment. In general, Weeden Island period

sites are found along the coast, on bay shores, or on streams, and nearly all are marked by shell refuse with burial mounds of sand situated near the middens (Willey 1949).

Many Weeden Island sites consist of villages with associated mounds, as well as ceremonial/burial mound sites. The artifact assemblage is distinguished by the presence of Weeden Island ceramic types. These are among some of the finest ceramics in the southeast; they are often thin, well-fired, burnished, and decorated with incising, punctation, complicated stamping, and animal effigies (Milanich 1994:211). Coastal sites are marked by the presence of shell middens, indicating a continued pattern of exploitation of marine and estuarine resources. Interaction between the inland farmer/gatherers and coastal hunter/gatherers may have developed into mutually beneficial exchange systems (Kohler 1991:98). This could account for the presence of non-locally made ceramics at some of the Weeden Island period sites. There is no definitive evidence for horticulture in the coastal area (Milanich 1994:215).

In the North Peninsula Gulf Coast archaeological region, sites from this period are often described as "Weeden Island-related" because Weeden Island ceramics are not the dominant wares. There is a higher percentage of plain ceramics as well as an increased prevalence of St. Johns series of pottery. Weeden Island sites have been identified both on the coast and in proximity to the more productive agricultural soils of the inland areas of the region (Kohler and Johnson 1986).

The period from about 500 B.C.E. until 800 C.E. in the East and Central region is referred to as St. Johns I. Archaeologically, this period has been divided into three temporal sub-periods based upon the occurrence of certain ceramic types. The sub-periods are St. Johns I (500 B.C.E.-100 C.E.), St. Johns Ia (100-500 C.E.), and St. Johns Ib (500-800 C.E.). During the St. Johns Ia period, Dunns Creek Red and St. Johns Cordmarked varieties are more common. A notable trend from the St. Johns I through Ib time periods was a population shift into the northern part of the St. Johns River valley, possibly due to the need for more arable land (Milanich and Fairbanks 1980:158). The introduction and use of burial mounds typify this period. Village wares were almost exclusively St. Johns Plain and St. Johns Incised varieties. However, exotic pottery types, some from the Weeden Island cultures to the west, were often placed in burial mounds. During the St. Johns Ib period, some of the burial mounds contained vessels manufactured with the St. Johns chalky paste but formed into Weeden Island shapes and decorated with Weeden Island motifs (Milanich 1994:262). A number of sand burial mounds are noted from this time in the East and Central region, but the Ross Hammock Site in Volusia County (Bullen et al. 1967) provides some of the best information about mound construction and burial customs for the area.

3.4 Mississippian/Acculturative

The final aboriginal cultural manifestation in the North Peninsular Gulf Coast region is Safety Harbor, named for the type-site in Pinellas County. The presence of datable European artifacts (largely Spanish) in sites, along with radiocarbon dates from

early Safety Harbor contexts associated with Englewood ceramics, provide the basis for dividing the Safety Harbor period into two pre-Columbian phases: Englewood (900-1000 C.E.) and Pinellas (1000-1500 C.E.) and two colonial period phases: Tatham (1500-1567 C.E.) and Bayview (1567-1725 C.E.) (Mitchem 1989). The project area is east of the Northern Safety Harbor region, which is bounded by the Withlacoochee River on the north and east.

As with the preceding Weeden Island period, the utilitarian village wares tend to be devoid of decoration. Pasco Plain is the most common type recovered from village and camp sites (Milanich 1994:392). Sand-tempered Plain, St. Johns Plain, St. Johns Check Stamped, and cord marked pottery are also recovered from these sites. Decorated ceramics recovered from burial mound contexts allow for easy dating of a site. The projectile points most commonly associated with this period are the Pinellas, Ichetucknee, and Tampa varieties. The other tool types are similar to those of the previous periods.

Most settlements, including the residential sites and isolated burial mounds, are dispersed (Milanich 1994:392). Sites within this Northern Safety Harbor region tend to be located along the coast, as evidenced by oyster shell middens, and within the Cove of the Withlacoochee, as evidenced by freshwater shell middens. The relationship between the coastal and interior Safety Harbor sites is poorly understood. In the Circum-Tampa Bay area, the sites tend to be nucleated villages with associated mounds. The Crystal River Site in Citrus County consists of two flat-topped pyramidal temple mounds, a unique burial mound-earthwork complex, a stone stele, and extensive shell midden deposits and may reflect this more southern settlement pattern.

The subsistence economy of the Safety Harbor people is the same as the preceding Weeden Island period. The focus was on the exploitation of the maritime and riverine resources. Evidence for horticulture has been recovered within the Cove of the Withlacoochee (Mitchem 1989:588), but not within the coastal areas. Evidence to date suggests that extensive agricultural pursuits were not an important factor in the diet as was the case with the Mississippian chiefdoms (Fort Walton culture) of northern Florida. This is not to say, however, that influences from the northern areas were limited. The evolution of the socio-political system and the influences of the Southeastern Ceremonial Complex can be seen in the burial practices and grave offerings placed in the mounds.

Contemporaneous with the Safety Harbor period is the St. Johns II period in the East and Central Lakes region, this has been sub-divided into three sub-periods: St. Johns IIa (800-1300 C.E.), St. Johns IIb (1300-1513 C.E.), and St. Johns IIc (1513-1565 C.E.). St. Johns IIa is marked by the presence of St. Johns Check Stamped pottery. This time is also characterized by larger populations with an increased dependence on cultivated foods including squash, maize, and gourds. With an intensification of horticultural production came increased complexity in political and social organization as well as ceremonialism. By the St. Johns IIb period, construction of ceremonial centers, which included platform mounds, a Mississippian trait had begun. Some impetus for this aspect of the St. Johns culture came from contact with other southeastern Mississippian peoples,

as was probable contact with the complex societies of South Florida (Milanich and Fairbanks 1980:162).

The St. Johns IIc period is evidence by large quantities of St. Johns Check Stamped pottery, as well as the introduction of European artifacts. By the time of European contact in the mid-1500s, there is evidence that the historic Timucuan Indians occupied the region (Milanich and Fairbanks 1980:29). Archaeologists suggest that the Timucua combined the cultural traditions of the indigenous St. Johns people with new Mississippian traditions (platform mounds, plaza, and maize agriculture).

3.5 Colonialism

The arrival of the Europeans in the 1500s began a period of extensive social and cultural upheaval. Many of the traditional ways of life were destroyed or abandoned. Warfare and European diseases brought an end to the aboriginal inhabitants and their cultures. Due to the attempts of the Spanish military and missionaries to alter the traditional lifeways, by the end of the seventeenth century these aboriginal populations were virtually extinct.

The Timucuan Indians are the historic counterparts of the Safety Harbor people. In the Tampa Bay area, they are referred to as the Tocobaga. The Potano Indians were one of the western Timucuan groups encountered by the de Soto expedition of 1539 and by Spaniards and Frenchmen prior to the arrival of the Franciscan missions in the 1580s (Milanich 1995:90). The southern most village of the Potano, Itaraholata, may have been located south of Williston near the Sumter/Marion county line. The Acuera Indians lived in the area around Lake Weir and the upper reaches of the Ocklawaha River (Milanich 1995:82). Eventually, the attempts of the Spanish military and missionaries to alter the traditional lifestyles of the Timucuan succeeded. By the end of the 17th century, the aboriginal populations were virtually extinct. "The population was decimated and the Indians' aboriginal way of life had been partially replaced by an intermixture of Timucuan, Spanish, and other Indian traits" (Milanich and Fairbanks 1980:227).

During Spain's first period of occupancy (1565-1763), it failed to establish permanent settlements in the project area. The area that now constitutes the State of Florida was ceded to England in 1763 after two centuries of Spanish possession. England governed Florida until 1783 when the Treaty of Paris returned Florida to Spain; however, Spanish influence was nominal during this second period of ownership.

Prior to the American colonial settlement of Florida, portions of the Creek nation, and remnants of other Indian groups from Alabama, Georgia, and South Carolina, moved into Florida and repopulated the vacuum created by the decimation of the aboriginal inhabitants. These migrating groups of Native Americans became known to English speakers as Seminoles. They had an agriculturally based society, focusing upon cultivation of crops and the raising of horses and cattle. The Seminoles formed at various times loose confederacies for mutual protection against the new American Nation to the

north (Tebeau 1980:72). The Seminoles crossed back and forth into Georgia and Alabama conducting raids and welcoming escaped slaves. This resulted in General Andrew Jackson's invasion of Spanish Florida in 1818, which became known as the First Seminole War.

3.6 Territorial and Statehood

As a result of the war and the Adams-Onís Treaty of 1819, Florida became a United States territory in 1821, but settlement was slow and scattered during the early years. Andrew Jackson, named provisional governor, divided the territory into St. Johns and Escambia Counties. At that time, St. Johns County encompassed all of Florida lying east of the Suwannee River, and Escambia County included the land lying to the west. In the first territorial census in 1825, some 317 persons reportedly lived in South Florida; by 1830 that number had risen to 517 (Tebeau 1980:134).

Even though the First Seminole War was fought in north Florida, the Treaty of Moultrie Creek in 1823, at the end of the war, was to affect the settlement of all of south Florida. The Seminoles relinquished their claim to the whole peninsula in return for an approximately four million acre reservation south of Ocala and north of Charlotte Harbor (Covington 1958; Mahon 1985:50). The treaty satisfied neither the Indians nor the settlers. The inadequacy of the reservation and desperate situation of the Seminoles living there, plus the mounting demand of the settlers for their removal, soon produced another conflict.

By 1835, the Second Seminole War was underway, triggered by an attack on Major Francis Langhorne Dade as he led a company of soldiers from Fort Brooke to Fort King (now Ocala). As part of the effort to subdue Indian hostilities in Florida, military patrols moved into the wilderness in search of any Seminole concentrations. As the Second Seminole War escalated, attacks on isolated settlers and communities became more common. The Second Seminole War ended in 1842 when the federal government withdrew troops from Florida. Some of the battle-weary Seminoles were persuaded to emigrate west where the federal government had set aside land for Native American occupation. However, those who wished to remain were allowed to do so, but were pushed further south into the Everglades and Big Cypress Swamp. This area became the last stronghold for the Seminoles (Mahon 1985:325).

Encouraged by the passage of the Armed Occupation Act in 1842, designed to promote settlement and protect the Florida frontier, settlers moved south through Florida. The Act made available 200,000 acres outside the already developed regions south of Gainesville to the Peace River, barring coastal lands and those within a two-mile radius of a fort.

In 1845, the State of Florida was admitted to the Union, and Tallahassee was selected as the capital. In 1853, the legislature established Sumter County, which was named after General Thomas Sumter, a Revolutionary War hero. Although Adamsville

was chosen as the first county seat, within a few years the government moved to Leesburg. In 1858, the county seat moved to Sumterville, at which time the community received postal service (Bradbury and Hallock 1962; Turner 1989:98).

One of the earliest documented families to settle Sumter County was the Caruthers family who settled Tompkins Mill Creek in 1844. At this time the region was sparsely settled. Population density maps for 1840 show two people or less per square mile in present-day Sumter County. Most settlers were subsistence farmers isolated from the rest of the world (Sumter County Historical Society [SCHS] 1981:3-4).

Increasing settlement of the region resulted in the need for cartographic surveys. The northern township line of Township 19 South, Range 22 East was surveyed by Benjamin F. Whitner in 1844 and the section lines around the project area were surveyed in 1848 by Abner H. McCormick (State of Florida 1844, 1848, 1853). The area was described as good hammock and high pine, 2nd rate pine and palmetto, 2nd rate hammock and 3rd rate swamp, and swamp and 3rd rate pine (State of Florida 1844:85-86; 1848:221-222). No historic features are depicted on the Plat, but several unnamed trails were noted in the field notes (State of Florida 1844, 1848, 1853).

In December of 1855, the Third Seminole War, or the Billy Bowlegs War, started because of pressure placed on Native Americans remaining in Florida to migrate west. The war began in Collier County when Seminole Chief Billy Bowlegs and 30 warriors attacked an army camp killing four soldiers and wounding four others. The attack was in retaliation for damage done by several artillerymen to property belonging to Billy Bowlegs. This hostile action renewed state and federal interest in the final elimination of the Seminoles from Florida. However, military action was not decisive during the war; therefore, in 1858 the U.S. government resorted to monetary persuasion to induce the remaining Seminoles to migrate west. On May 8, 1858, the Third Seminole War was declared officially over (Covington 1982:78-80).

3.7 Civil War and Aftermath

On the eve of the Civil War in 1860, the population of Sumter County totaled 1,549 residents (SCHS 1981:2). The following year, Florida followed South Carolina's lead and seceded from the Union in a prelude to the American Civil War. Even though the coast of Florida, including the port of Tampa, experienced a naval blockade during the war, the interior of the state saw very little military action (Robinson 1928:43). Many male residents abandoned their farms and settlements to join the Confederate Army or local militias that defended their communities and gathered supplies for the Confederate Army. The Cow Cavalry provided one of the major contributions of the state to the Confederate war effort by supplying and protecting the transportation of beef to the government (Akerman 1976:93-95).

During the early post-war years, the highly publicized 1862 Homestead Act, passed by the U.S. Congress as wartime legislation, enticed more settlers into Florida to

establish farms and rescue the rebel state. Civilian activity slowly resumed a normal pace after recovery from wartime depressions. After the war, most of the plantations in the area converted from cultivating sugar cane and cotton to growing citrus. The first groves in the region were established in the vicinity of Orange Lake, north of Ocala, and around Lake Weir, immediately north of the boundary between Sumter, Marion, and Lake Counties. The region was well-known for producing two varieties of oranges: the "Parson Brown" and the "Pineapple." By 1886, over one hundred orange growers were listed in Sumter County (SCHS 1981:2). Much of the area's growth during this time can be attributed to the citrus industry and the arrival of the railroads.

During the Reconstruction period following the Civil War, Florida's financial crisis, born of pre-Civil War railroad bonded indebtedness, led Governor Bloxham to search for a buyer for an immense amount of state lands. Bloxham's task was to raise adequate capital in one sale to free from litigation the remainder of state lands for desperately needed revenue. In 1881, Hamilton Disston, a Philadelphia investor and friend of Governor Bloxham, purchased four million acres from the State of Florida, in order to clear the state's debt. This transaction, known as the Disston Purchase, enabled the distribution of large land subsidies to railroad companies, allowing them to begin extensive construction programs for new lines throughout the state (Harner 1973; Tebeau 1980).

The first real influence on the growth of the region was the investment of capital in railroad construction during the 1880s. Portions of the project area were purchased by the Florida Central and Peninsular Railroad and the Tropical Florida Railroad (State of Florida n.d.:25). The railroad, with its ability to rapidly transport produce and people, had an immediate impact on the entire region. The Florida Railroad and Navigation Company laid tracks through Marion and Sumter Counties on its way from Fernandina to Tampa. By 1892, the railroad featured stops in Marion County at Citra, Anthony, Ocala, and Belleview before entering Sumter County and stopping at Oxford, Wildwood, Panasoffkee, Sumpterville [sic], Bushnell, and St. Catherine. This railway, which was later renamed the Florida Central and Peninsular Railroad, was eventually incorporated into the Seaboard Air Line (SAL) (Florida Preservation Services [FPS] 1986:45; Mann 1983:124).

New residents and the increased income due to the sale of products to distant markets prompted the creation of new communities that prospered. More settlers gained access to the state, land for citrus groves grew more accessible and adequate, and economical transportation for citrus crops and naval stores destined for northern markets became a reality. Lands within the project area were purchased by Henry Green, Colesworth P. Herndon, Robert L. Caruthers, and George C. Nix between 1881 and 1892 (State of Florida n.d.:25).

Wildwood, east of the project area, was settled in 1877 when workers were laying a telegraph line south of Ocala. I.E. Barwick, a Western Union telegraph operator, is credited with founding the town. As more settlers found the area, a post office was established in 1881 (Bradbury and Hallock 1962:89). Prominent early citizens included

Bishop Young, A.L. Echelberger, James Gamble, school principal Reverend J.P. Smith, and postmaster D.C. Armstrong. The Florida Central and Peninsular Railroad arrived in Wildwood on June 1, 1882. The railroad contributed significantly to the town's growth, enabling the shipment of produce to surrounding areas. Growth in the county prompted the separation of a portion of Sumter County to create Lake County in 1887 (Gordon 1989:84).

The Great Freeze of 1894-95 severely affected the citrus industry in the region. In 1894, growers in the state had shipped more than one billion oranges to markets in the nation; only three percent of that amount was shipped the following year. The freeze in 1894-95 not only destroyed the fruit on the trees, but also killed the trees. The region entered a period of depression with many residents leaving Florida, thereby causing the dissolution of many small towns. Growers that remained diversified into cattle and truck crops including watermelons, cantaloupes, cabbage, and cucumbers. Over the twenty years following the freeze, small growers increasingly joined together to form cooperative associations and packing houses to jointly market their produce (FPS 1986:34-37).

3.8 Twentieth Century

The turn of the century prompted optimism and excitement over growth and development. With increased financial resources and machinery, extensive reaches of land were now available for development. An improving road system, increasing services, and a growing population were additional significant features of the era. The first twenty years of the new century witnessed the advent of progressivism in which governments expanded their services beyond the traditional limits of the previous century.

Many small communities in the project vicinity developed largely as lumber and turpentine towns along the route of the railroads. From the 1870s until World War I, turpentine and lumber played a major role in the economy of the region (Federal Writers' Project [FWP] 1939:61). In 1914, the prosperity ended with the outbreak of war between Germany and England, both of whom were large consumers of turpentine and resin. Although the U.S. was a neutral nation at first, trade with Germany and England was precarious, leading to a decline of the industry from which the naval stores companies never fully recovered (Marion County Historical Commission [MCHC] 1963).

Despite the decline of the naval stores industry, Wildwood continued to flourish as a railroad town. By the mid-1920s, the Wildwood depot was considered the best between Jacksonville and Tampa. Consequently, a number of railroad related operations opened including railroad shops and an ice plant. The ice plant, which opened in 1923, was built for the icing of freight cars by the Fruit Growers Express Company, and remained in operation until 1947 when it was sold to the Southeastern Public Service Company (SCHS 1981:132).

Like Wildwood, other communities along present-day U.S. 301, east of the project area, flourished during the Florida land boom. The expanding road system, mild winters, new hotels, and propaganda that advertised the state as a tropical paradise, prompted the Florida Land Boom of the 1920s, spurring widespread development of towns and highways. In 1921, the first state gasoline tax passed, and by 1923, the legislature had created a system of state roads thereby assuming responsibility for road designation, construction, and maintenance. From 1925 to 1929, the state constructed over 2,000 miles of highway and 17 miles of bridges. By 1926, the state had constructed S.R. 36 (now S.R. 44) to link Inverness to Wildwood to Leesburg and points east (Citrus County Chamber of Commerce 1926; King 1991).

By 1926-27, the Florida real estate market had collapsed. At the same time, the agricultural industry suffered a devastating infestation by the Mediterranean fruit fly that endangered the future of the entire citrus industry (Mormino and Pizzo 1983:167). To make the situation even worse two hurricanes hit south Florida in 1926 and 1928. The hurricanes destroyed confidence in Florida as a tropical paradise and created a flood of refugees fleeing northward. Soon after, the October 1929 stock market crash and the onset of the Great Depression left the area in a state of stagnation. The 1930s saw the closing of mines and mills and widespread unemployment.

By the mid-1930s, the New Deal programs implemented by the Franklin D. Roosevelt administration started employing large numbers of workers, helping to revive the economy of the state. The programs, aimed at pulling the nation out of the Depression, were instrumental in the construction of roads, bridges, parks, and public buildings.

By 1940, recovery from the Great Depression was imminent. The incoming service members renewed the area economy. Federal roads, channel building, and airfield construction for the wartime defense effort brought numerous Americans into Florida. As World War II ended, Florida experienced a population boom during which the state's population increased from 1,897,414 to 2,771,305 from 1940 to 1950 (U.S. Census Bureau [USCB] 1995). After the war, car ownership increased, making the American public more mobile and vacations less expensive. Many who had served at Florida's military bases during World War II also returned with their families to live. As veterans returned, the trend in new housing focused on the development of small tract homes in new subdivisions bordering larger cities.

During the 1960s and 1970s, construction of the Florida Turnpike and Interstate 75 (I-75) occurred. Development and settlement patterns over the latter half of the twentieth century, have led to increasing numbers of automobiles and asphalt, an interstate highway system, suburban sprawl, and strip development along major state highways. Over the past twenty years, large residential developments, such as The Villages, have drawn an increasing number of retirees to the area. In 2000, the population of Sumter County totaled only 53,345, ranking as the 39th largest county in the state, with most of the population residing in unincorporated areas. The largest employers are in the retail trade, services, and government sectors. Agricultural products included

tomatoes, cucumber, eggplant, and peppers as well as cattle and poultry with lumber and wood product firms accounting for the greatest share of manufacturing employment (Purdum 1994:120). Today, growth and development continue within the county. In 2006, the estimated population of Sumter County was 66,768, representing a 28.9% growth from the year 2000 (USCB 2008).

3.9 Project Area Specific Information

The first survey of the area was conducted in the mid-1800s and no historic utilization of this area was noted (State of Florida 1844, 1848, 1853). The 1967 Wildwood, Florida quadrangle map depicts three structures within the project area (USGS 1967). One is located just west of the S.R. 44A/County Road (C.R.) 225 intersection; another is located to the southeast of this previous one along S.R. 44; and the third is located near the southern boundary of the project area. A review of the aeriels available from the PALMM reveals limited development of the project area between 1941 and 1960 (PALMM 1941, 1951, 1960). A homestead is depicted on the 1941 aerial just west of the intersection of today's S.R. 44A and C.R. 225. Most of the area looks to have been used for cattle ranching; a scattering of trees is present across the pastures, with the wetland features retaining their natural vegetation. Agricultural fields were present in the southern portion of the project area. The 1960 aerial depicts the current route of S.R. 44 and the presence of the second structure. According to the current property owner, Sherilyn Lee, the Frame Vernacular house that currently resides on this parcel was constructed ca. 1950 by E.R. Calloway (Lee 2008).

4.0 RESEARCH CONSIDERATIONS AND METHODS

4.1 Background Research and Literature Review

The initial stage of work entailed a review of pertinent archaeological and historical literature and data, including an examination of the FMSF and the NRHP. The purpose of the background research was to identify any NRHP-listed or eligible properties, as well as other known cultural resources within and proximate to the project area. Included in the literature and data review was an examination of the soil survey data for Sumter County (USDA 1988, 2005), the Wildwood, Florida quadrangle map (USGS 1969), relevant CRAS reports, nineteenth century federal surveyors' plats and field notes, Sumter County property appraisers' records, and other documents pertaining to cultural resources in the region. No informants were encountered that could provide information on the aboriginal or historic utilization of the area. However, as discussed below, one interview was conducted with a resident, Sherilyn Lee (Lee 2008).

4.1.1 Archaeological Considerations

Typically, for CRAS projects of this kind, specific research designs are formulated prior to initiating fieldwork to delineate project goals and strategies. Primarily, an attempt is made to understand, based on prior investigations, the spatial distribution of known resources. Such knowledge serves not only to generate an informed set of expectations concerning the kinds of sites which might be anticipated to occur within the project area, but also provides a valuable regional perspective and, thus, a basis for evaluating any new sites discovered.

A review of the October 2008 digital database of the FMSF indicated that three previously recorded archaeological sites are located within the project area and 12 others are located within 1.6 km (1 mi) of the project area (Figure 4.1, Table 4.1). All are classified as lithic or artifact scatters, with other classifications including habitations and campsites. Three of the sites consisted solely of an isolated piece of lithic debitage. Most of these sites are characterized by small areal extent and low artifact density, and are believed to represent limited activity sites and short-term residential or hunting camps. The debris from stone tool manufacture and/or modification with or without a small quantity of ceramics comprises the site assemblages.

All of the sites recorded proximate to the project area were found as a result of road improvement projects along I-75, S.R. 44, and Florida's Turnpike (Almy et al. 1991; Browning 1992; Browning and Jackson 1990; Janus Research 2006; Johnson et al. 1991). Although many of these sites have not been evaluated in terms of NRHP eligibility by the State Historic Preservation Officer (SHPO), most were considered non-significant by the researchers. Only the West Pasture Site (8SM128), located northeast of the project area, was considered significant, based on the Phase III mitigative test excavations of the site (Janus Research 1997).

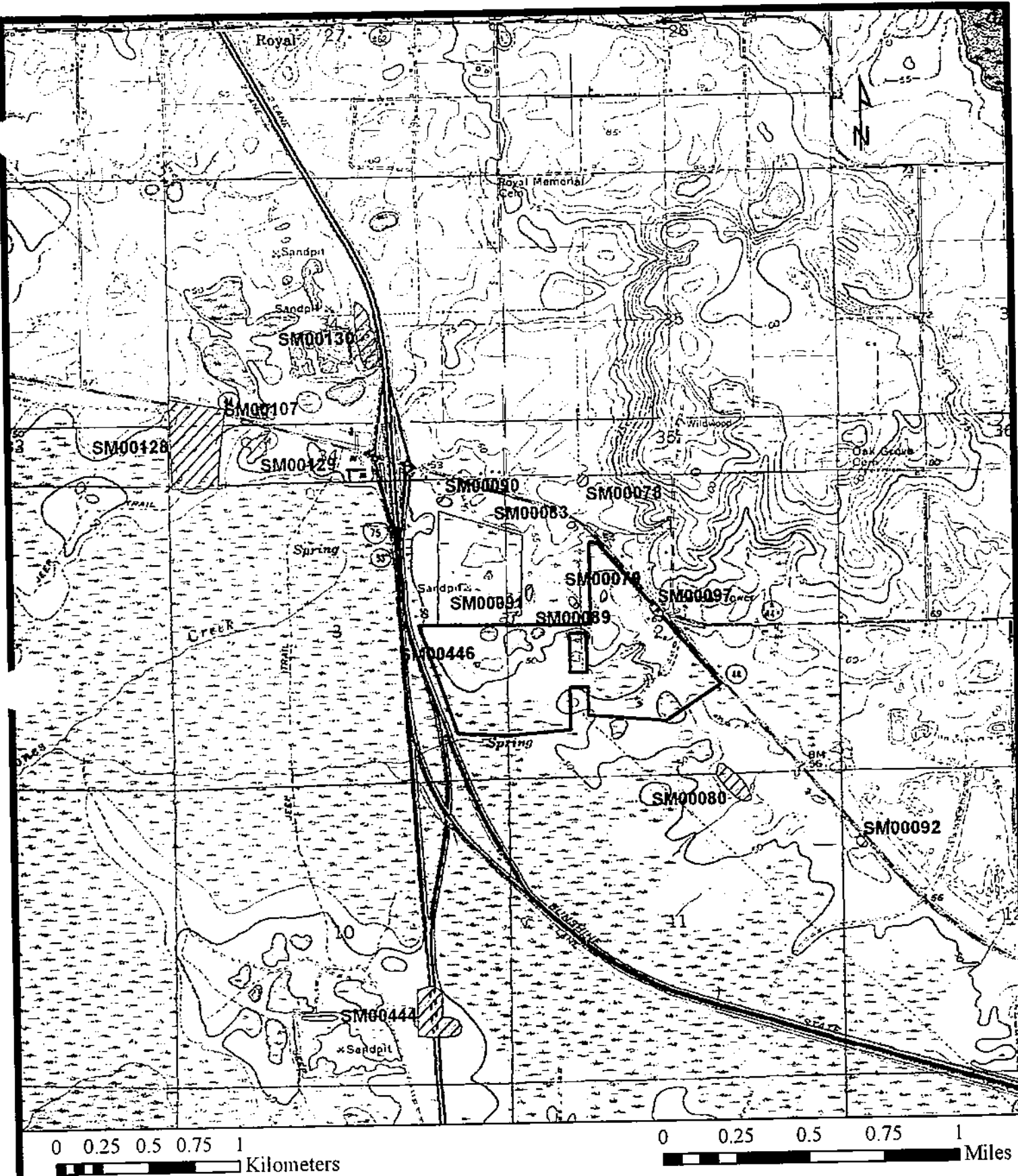


Figure 4.1. Previously recorded archaeological sites located within 1.6 km (1 mi) of the 175-acre tract. (USGS Wildwood 1969, Oxford 1968)



Table 4.1. Previously recorded archaeological sites within 1.6 km (1 mi) of the 175-acre tract.

SITE #	SITE NAME	SITE TYPE	CULTURE	SHPO EVAL
SM00078	Small Rise	Lithic scatter	Aboriginal, no ceramics	Not Evaluated
SM00079	Single Flake	Isolated flake	Aboriginal, no ceramics	Not Evaluated
SM00080	RV Park	Artifact scatter, lithic scatter	Aboriginal, with ceramics	Not Evaluated
SM00083	Redeposited	Artifact scatter	Aboriginal, with ceramics	Not Evaluated
SM00089	Single Flake II	Isolated flake	Aboriginal, no ceramics	Not Evaluated
SM00090	Sand Pit North	Campsite, artifact scatter, lithic scatter	Aboriginal, no ceramics	Ineligible
SM00091	Sand Pit East	Lithic scatter	Aboriginal, no ceramics	Not Evaluated
SM00092	Billboard	Isolated flake	Aboriginal, no ceramics	Not Evaluated
SM00097	Bleach Bottle	Lithic scatter	Aboriginal, no ceramics	Not Evaluated
SM00107	Wildwood	Campsite	Aboriginal, no ceramics	Ineligible
SM00128	West Pasture	Habitation, homestead, artifact scatter	Late Archaic, Orange, Transitional, Deptford, St. Johns II, Safety Harbor, Seminole	Potentially Eligible
SM00129	East Pasture	Campsite, artifact scatter	Middle Archaic	Ineligible
SM00130	Muldrew's	Artifact scatter	Weeden Island, Safety Harbor	Not Evaluated
SM00444	Sumter XXIII	Lithic scatter	Aboriginal, no ceramics	Ineligible
SM00446	Sumter II	Lithic scatter	Aboriginal, no ceramics	Ineligible
Gold shading indicates sites within the project area				

The only other cultural resource assessment surveys conducted in the general area were for the Wildwood Industrial Park (Benton 1979) and the Wildwood communications tower (Jones and Lamb 2001). No sites were recorded during either survey.

Based on these data, and other regional site location predictive models and studies (e.g., ACI 1987, 1999; de Montmollin 1983; Horvath 1986; Johnson and Basinet 1995) informed expectations concerning the types of sites expected to occur within the project area, as well as their likely environmental settings, were generated. As archaeologists have long realized, aboriginal populations did not select their habitation sites and activity areas in a random fashion. Rather, many environmental factors had a direct influence upon site location selection. Among these variables are soil drainage, distance to freshwater, relative topography, and proximity to food and other resources including stone and clay. It has been repeatedly demonstrated that archaeological sites are most often located near a permanent or semi-permanent source of potable water. In addition, aboriginal sites are found, more often than not, on better-drained soils, and at the better-drained upland margins of wetland features such as rivers, creeks, lakes, ponds, and freshwater marshes. Upland sites well removed from potable water are rare. In the pine flatwoods, sites tend to be situated on ridges and knolls near a freshwater source. It should be noted that this settlement pattern can not be applied to sites of the Paleo-Indian and Early Archaic periods, which precede the onset of modern environmental conditions.

These sites are "tethered" to water and lithic resources much more so than is evident during the later periods.

The project area is considered to have a moderate to high potential for aboriginal archaeological site occurrence. What sites might be expected would most likely be located on Sparr fine sand, within 100 m (328 ft) of a water resource. It is expected that any sites recorded would be small and have a low artifact density. Similarly, given the results of the historic research, no nineteenth century historic period archaeological sites, such as homesteads, forts, trails, roads, or Indian encampments were expected. However, evidence of the historic occupation of the tract from the twentieth century was anticipated.

4.1.2 Historical Considerations

Examination of the FMSF, NRHP and other historical data indicated that no historic structures (50 years of age or older) were previously recorded within the project area. A review of the USGS Wildwood, Fla. quadrangle map (1967), as well as historic aeriels accessed via the State University System of Florida's PALMM web site, suggested the potential for three historic structures (PALMM 1941, 1951, 1960; USGS 1967). A review of Sumter County Property Appraiser records listed a construction date of 1974 for two of the structures, and 1941 for the third building (Sumter County Property Appraiser 2008). An interview with current owner, Sherilyn Lee, revealed that the two structures with dates of 1974 were actually constructed in the mid-1960s, and the 1941 structure was built ca. 1950 by E.R. Calloway (Lee 2008).

4.2 Field Methodology

Archaeological field methods consisted of surface reconnaissance combined with systematic and judgmental subsurface shovel testing, which was carried out to locate sites not exposed on the ground, as well as to test for the presence of buried cultural deposits in areas yielding surface artifacts. Shovel testing was conducted at 25 m (82 ft) intervals in the high probability areas, at 50 m (164 ft) intervals in the moderate probability areas, and at 100 m (328 ft) intervals or judgmentally within the low probability areas. Smaller scale interval testing was conducted to delimit site boundaries. Shovel tests were circular and measured approximately 50 cm (20 in) in diameter by at least 1 m (3.3 ft) in depth unless impeded by water or impenetrable substrate. All soil removed was screened through 6.4 mm (0.25 in) mesh hardware cloth to maximize the recovery of artifacts. The locations of all shovel tests were plotted on the aerial map, and following the recording of relevant data such as stratigraphic profile and artifact finds, all test pits were refilled.

Historical field methodology consisted of a reconnaissance survey of the project area to determine the location of any historic sites believed to be 50 years of age or older, and to ascertain if these resources could be eligible or potentially eligible for listing in the NRHP. If structures were identified, it was planned to conduct an in-depth study of each identified historic structure by photographing and gathering information needed for the

completion of FMSF forms. In addition, each recognized historic structure would be reviewed to assess style, historic context, condition, and potential NRHP eligibility.

4.3 Unexpected Discoveries

It was anticipated that if human burial sites such as Indian mounds, lost historic and prehistoric cemeteries, or other unmarked burials or associated artifacts were found, then the provisions and guidelines set forth in Chapter 872.05 *FS* (Florida's Unmarked Burial Law) would be followed. Such sites were not expected within the proposed development property.

4.4 Laboratory Methods and Curation

All recovered cultural materials were initially cleaned and sorted by artifact class. Lithics were divided into tools and debitage based on gross morphology. Tools were measured, and the edges examined with a 7-45x stereo-zoom microscope for traces of edge damage and classified using standard references (Bullen 1975a; Purdy 1981). Lithic debitage was subjected to a limited technological analysis focused on ascertaining the stages of stone tool production. Flakes and non-flake production debris (i.e. cores, blanks, and tested cobbles) were measured, and examined for raw material types and absence or presence of thermal alteration. Flakes were classified into four types (primary decortication, secondary decortication, non-decortication, and shatter) based on the amount of cortex on the dorsal surface and the shape (White 1963).

All recovered artifacts and project-related records, including maps and field notes, will be curated at Archaeological Consultants, Inc. in Sarasota, unless the client requests otherwise.

5.0 SURVEY RESULTS AND RECOMMENDATIONS

5.1 Archaeological Results

Archaeological field survey included both surface reconnaissance and the excavation of 113 shovel tests within the project area. Twenty-three were placed at 25 m (82 ft) intervals within the high probability areas (around and within the previously recorded sites), 75 were placed at 50 m (164 ft) intervals in the moderate site probability areas, six shovel tests were placed at 100 m (328 ft) intervals, one was judgmentally placed, and six were placed at 10 m (33 ft) intervals from positive tests to delimit site boundaries (Figure 5.1). Four basic soil stratigraphies were identified throughout the area.

- 0-80 cm (0-32 in) gray sand and 80-100 cm (32-39 in) brown sand with limestone
- 0-40 cm (0-16 in) gray sand, 40-70 cm (16-28 in) brown sand, and 70-100 cm (28-29 in) brown orange sandy clay
- 0-30 cm (0-12 in) gray sand and 30-100 cm (12-39 in) light brown sand
- 0-20 cm (0-8 in) dark gray sand, 20-50 cm (8-20 in) light gray sand, and 50-100 cm (20-39 in) brown clayey sand

As a result of these efforts, the boundaries of the previously recorded 8SM79 were expanded to the southeast and two archaeological occurrences (AO) were recorded. An AO is defined as "one or two non-diagnostic artifacts, not known to be distant from the original context, which fit within a hypothetical cylinder of thirty meters diameter, regardless of depth below surface" (FMSF 1999:10). No evidence of the previously recorded 8SM97 and 8SM446 was discovered, despite testing at 25 m (82 ft) intervals within and adjacent to their recorded locations. These resources are discussed below and the updated FMSF forms are included in Appendix A.

The **Bleach Bottle Site** (8SM97) was discovered during the survey for the S.R. 44 road improvements. The site was located as a result of subsurface testing. Two of the three shovel tests produced three pieces of lithic debitage. The site was not considered significant (Browning and Jackson 1990). ACI excavated 12 shovel tests at 25 and 50 m (82 and 164 ft) intervals within and proximate to the site with negative results.

The **Sumter II Site** (8SM446) was discovered during the survey of ponds associated with the I-75 road improvements. Eight shovel tests were excavated in the area at 25 m (82 ft) intervals. Three of the tests were positive, producing 32 flakes. The site was not considered significant (Janus 2006). ACI excavated nine shovel tests at 25 m (82 ft) intervals within and around the site; all were negative.

The **Single Flake Site** (8SM79) is located in the northwest quarter of Section 2, Township 19 South, Range 22 East (USGS 1969). The site occurs on Sparr fine sand, a somewhat poorly drained soil on broad ridges and knolls (USDA 1988, 2005) at an elevation of 15 to 17 m (50-55 ft) amsl. The site is located adjacent to a wetland.

Legend

- ⊙ Structure
- Negative ST
- Positive ST
- ▭ Previously recorded sites
- ▭ New site boundary

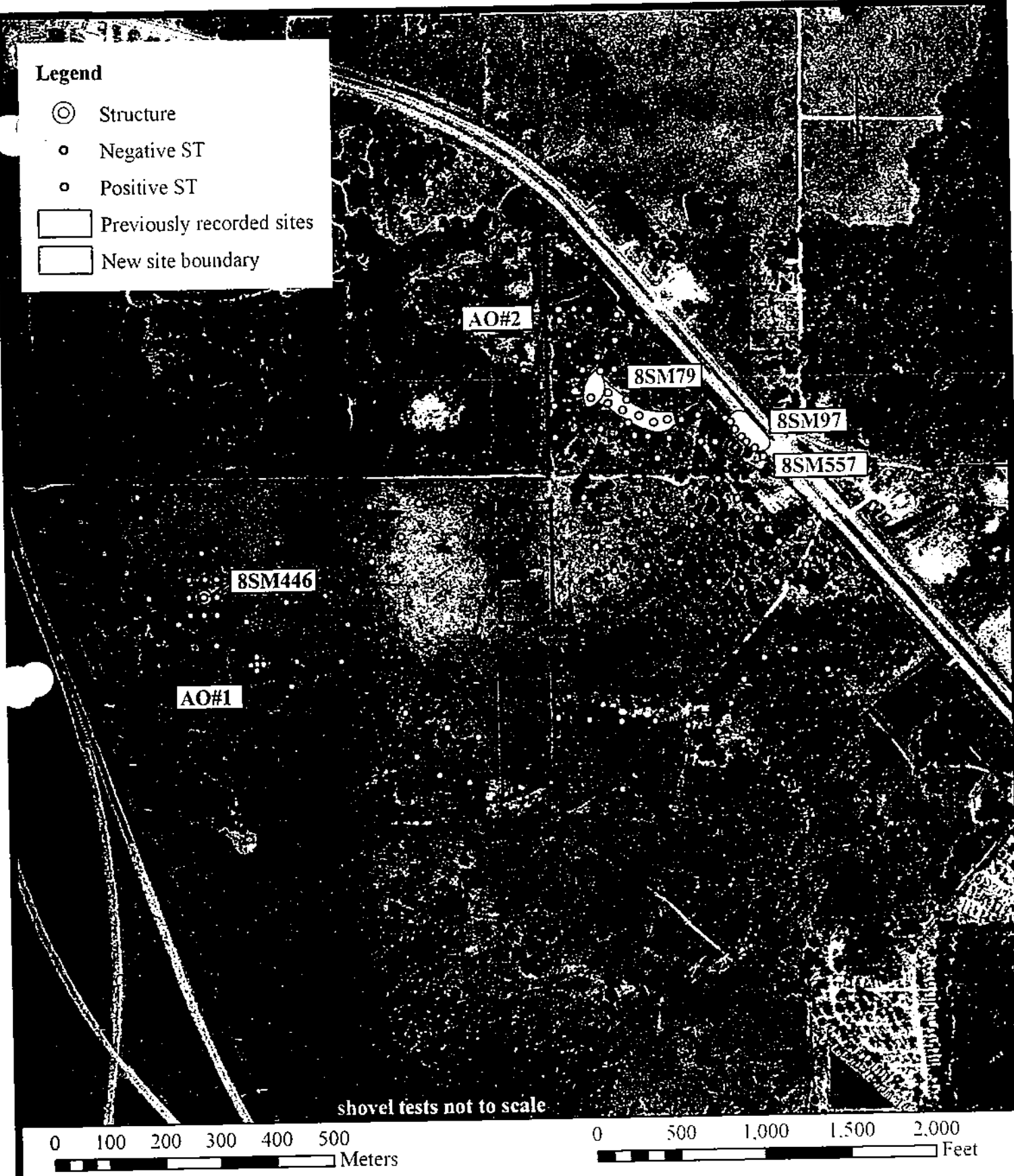


Figure 5.1. Approximate location of the shovel tests. AOs, archaeological sites, and historic structure within the 175-acre tract: Sections 2 and 3, Township 19 South, Range 22 East (USGS Wildwood 1969).



8SM79 was initially recorded during the survey for the Florida Turnpike Extension (Johnson et al. 1991). The artifact assemblage consisted of an isolated piece of lithic debitage. No temporally diagnostic materials were recovered and the site was considered to have a low research potential; no additional investigations were deemed warranted.

The current investigations consisted of the excavation of 22 shovel tests at 25 and 50 m (82 and 164 ft) intervals. Of these, five were positive, producing cultural materials between 20 and 70 cm (8-28 in) below surface in a light brown sand matrix. The general stratigraphy consisted of 0-40 cm (0-16 in) gray sand and 40-100 cm (16-39 in) light brown sand.

The artifact assemblage contains seven chert non-decortication flakes, a piece of Pasco Plain ceramic, and a piece of cobalt blue vessel glass. Two pieces of debitage had been thermally altered and all were medium sized (1-2 cm / 0.4-0.8 in). The lithic materials suggest the later stages of the lithic reduction continuum. Ceramics are most often associated with cooking, food preparation, and storage activities. Pasco Plain ceramics are not particularly good temporal markers since this ware was manufactured for over 2000 years.

Although of interest in terms of settlement pattern analyses, given the limited artifact density and diversity, absence of subsurface features, and lack of culturally diagnostic materials, the Single Flake Site is believed to possess a low research potential. Thus, 8SM79 is not considered eligible for listing in the NRHP. No additional investigations are warranted.

AO #1 consists of a stem fragment from a stone tool. It was manufactured from chert that had not been heat-treated. It was recovered at 30 cm (12 in) below surface in a gray sand matrix. Four tests were excavated at 10 m (33 ft) intervals in the cardinal directions around the positive shovel test. No additional cultural materials were recovered. This AO is not considered a significant resource due to its low research potential. Additional investigations are not warranted.

AO#2 consists of an isolated piece of chert debitage that was recovered at 50 cm (20 in) below surface in gray sand that was just above the hardpan. Two tests were excavated 10 m (33 ft) south and east of the positive shovel test. A wetland is located adjacent to the north and the property line is located just west of the test. This non-decortication flake, which is 3-4 cm (1.2-1.6 in) in size, had not been thermally altered. This AO is not considered significant due to its low research potential and no additional investigations are warranted.

5.2 Historical/Architectural Results

As a result of the historical field survey, one resource, 8SM557, was identified and recorded. Due to the four support structures near the building, Vincent Birdsong of

the FMSF office was consulted as to whether the resource should be recorded as a resource group with five contributing buildings, or as a historic structure with four ancillary features. Mr. Birdsong advised that the latter method be used since their close proximity to the main house clearly defines their association with it (Birdsong 2008). A description of the resource follows; the FMSF form, with photographs, is in Appendix A.

The Frame Vernacular style residence at 1403 S.R. 44 East (8SM557) was constructed by E.R. Calloway ca. 1950 (Lee 2008). Its wood frame walls are clad with asbestos shingle, and the cross-gable roof is faced with 5-V crimp metal sheeting and composition roll. The entirety rests on a concrete block pier foundation. The windows are one-over-one double hung sash, and the main entrance is a wood swing door on the east elevation, accessed via a screened porch. There are two additional screened porches, one on the south elevation and one on the west elevation. A masonry chimney sits along the north elevation; a carport is located at the northeast corner. Decorative features include wood window and door surrounds and gable vents. Four ancillary features surround the main house, three sheds that sit to the northeast, northwest, and southwest, and a pump house located at the southeast; all are contemporary with the house (Lee 2008). This Frame Vernacular residence is an example of a common style of architecture throughout Sumter County, and contains no distinct decorative features. In addition, research indicated that Calloway is not considered a pioneer family of Sumter County, or the greater Wildwood area; nor was he the first to build on this property. Therefore, 8SM557 does not appear to be eligible for listing in the NRHP.

5.3 Recommendations

The CRAS of the 175-acre tract in Sumter County resulted in the expansion of a previously recorded site (8SM79), the recording of two AOs, and the recording of an historic structure (8SM557), none of which is significant cultural resources.

It is the opinion of ACI that the proposed development of this 175-acre tract will have no effect on any archaeological sites or historic resources that are listed, determined eligible, or considered potentially eligible for listing in the NRHP, or otherwise of historical or archaeological value. No further work is recommended.

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APPENDIX A: FMSF Forms

☐ Original
☒ Update



ARCHAEOLOGICAL SITE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Consult Guide to Archaeological Site Form for detailed instructions.

Site # SM79
 Field Date 10 / 28 / 08
 Form Date 11 / 04 / 08
 Recorder # _____

Site Name(s) Single Flake Multiple Listing (DHR only) _____
 Project Name CRAS 175-acre tract Sumter County Survey # (DHR only) _____
 Ownership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

USGS 7.5 Map Name & Date Wildwood 1969 Plat or Other Map _____
 City/Town (within 3 miles) Wildwood In City Limits? ☐ yes ☐ no ☒ unknown County Sumter
 Township 19S Range 22E Section _____ 1/4 section: ☐ NW ☐ SW ☐ SE ☐ NE ☐ Irregular-name: _____
 Landgrant _____ Tax Parcel # _____
 UTM Coordinates: Zone ☐ 16 ☒ 17 Easting 394551 0 Northing 3193646 0
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Address / Vicinity / Route to _____
 Name of Public Tract (e.g., park) _____

TYPE OF SITE (check all that apply)

SETTING *	STRUCTURES OR FEATURES *	FUNCTION *
<input checked="" type="checkbox"/> Land (terrestrial) <input type="checkbox"/> Lake/Pond (lacustrine) <input type="checkbox"/> River/Stream/Creek (riverine) <input type="checkbox"/> Tidal (estuarine) <input type="checkbox"/> Saltwater (marine)	<input type="checkbox"/> aboriginal boat <input type="checkbox"/> agric/farm building <input type="checkbox"/> burial mound <input type="checkbox"/> building remains <input type="checkbox"/> cemetery/grave <input type="checkbox"/> dump/refuse <input type="checkbox"/> earthworks	<input checked="" type="checkbox"/> campsite <input type="checkbox"/> extractive site <input type="checkbox"/> habitation (prehistoric) <input type="checkbox"/> homestead (historic) <input type="checkbox"/> farmstead <input type="checkbox"/> village (prehistoric) <input type="checkbox"/> town (historic) <input type="checkbox"/> quarry
<input type="checkbox"/> Wetland (palustrine) <input type="checkbox"/> usually flooded <input type="checkbox"/> usually dry <input type="checkbox"/> Cave/Sink (subterranean) <input type="checkbox"/> terrestrial <input type="checkbox"/> aquatic	<input type="checkbox"/> fort <input type="checkbox"/> midden <input type="checkbox"/> mill <input type="checkbox"/> mission <input type="checkbox"/> mound, nonspecific <input type="checkbox"/> plantation <input type="checkbox"/> platform mound	<input type="checkbox"/> road segment <input type="checkbox"/> shell midden <input type="checkbox"/> shell mound <input type="checkbox"/> shipwreck <input type="checkbox"/> subsurface features <input type="checkbox"/> surface scatter <input type="checkbox"/> well

☐ Other settings, structures, features or functions _____

CULTURE PERIODS (check all that apply)

ABORIGINAL *	NON-ABORIGINAL *
<input type="checkbox"/> Alachua <input type="checkbox"/> Archaic (nonspecific) <input type="checkbox"/> Archaic, Early <input type="checkbox"/> Archaic, Middle <input type="checkbox"/> Archaic, Late <input type="checkbox"/> Belle Glade <input type="checkbox"/> Cades Pond <input type="checkbox"/> Caloosahatchee <input type="checkbox"/> Deptford	<input type="checkbox"/> Englewood <input type="checkbox"/> Fort Wallon <input type="checkbox"/> Glades (nonspecific) <input type="checkbox"/> Glades I <input type="checkbox"/> Glades II <input type="checkbox"/> Glades III <input type="checkbox"/> Hickory Pond <input type="checkbox"/> Leon-Jefferson <input type="checkbox"/> Malabar I <input type="checkbox"/> Malabar II
<input type="checkbox"/> Manasota <input type="checkbox"/> Mississippi <input type="checkbox"/> Mount Taylor <input type="checkbox"/> Norwood <input type="checkbox"/> Orange <input type="checkbox"/> Paleoindian <input type="checkbox"/> Pensacola <input type="checkbox"/> Perico Island <input type="checkbox"/> Safety Harbor <input type="checkbox"/> St. Augustine	<input type="checkbox"/> St. Johns (nonspecific) <input type="checkbox"/> St. Johns I <input type="checkbox"/> St. Johns II <input type="checkbox"/> Santa Rosa <input type="checkbox"/> Santa Rosa-Swift Creek <input type="checkbox"/> Seminole (nonspecific) <input type="checkbox"/> Seminole: Colonization <input type="checkbox"/> Seminole: 1st War To 2nd <input type="checkbox"/> Seminole: 2nd War To 3rd <input type="checkbox"/> Seminole: 3rd War & After
<input type="checkbox"/> Swift Creek (nonspecific) <input type="checkbox"/> Swift Creek, Early <input type="checkbox"/> Swift Creek, Late <input type="checkbox"/> Transitional <input type="checkbox"/> Weeden Island (nonspecific) <input type="checkbox"/> Weeden Island I <input type="checkbox"/> Weeden Island II <input type="checkbox"/> Prehistoric (nonspecific) <input type="checkbox"/> Prehistoric non-ceramic <input checked="" type="checkbox"/> Prehistoric ceramic	<input type="checkbox"/> First Spanish 1513-99 <input type="checkbox"/> First Spanish 1600-99 <input type="checkbox"/> First Spanish 1700-1763 <input type="checkbox"/> First Spanish (nonspecific) <input type="checkbox"/> British 1763-1783 <input type="checkbox"/> Second Spanish 1783-1821 <input type="checkbox"/> American Territorial 1821-45 <input type="checkbox"/> American Civil War 1861-65 <input type="checkbox"/> American 19th Century <input checked="" type="checkbox"/> American 20th Century <input type="checkbox"/> American (nonspecific) <input type="checkbox"/> African-American

☐ Other (List less common phases or specific sub-phases. For historic sites, give specific dates if known.) _____

* Consult Guide to Archaeological Site Form for preferred descriptions not listed above (data are coded fields).

OPINION OF RESOURCE SIGNIFICANCE

Potentially eligible individually for National Register of Historic Places? ☐ yes ☒ no ☐ insufficient information
 Potentially eligible as contributor to a National Register district? ☐ yes ☒ no ☐ insufficient information
 Explanation of Evaluation (required if evaluated; use separate sheet if needed) low artifact density and diversity, absence of subsurface features, limited research potential

Recommendations for Owner or SHPO Action No additional work

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date _____	SHPO - Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info	Date _____ Init. _____
<input type="checkbox"/> Owner Objection	KEEPER - Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no	Date _____
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see National Register Bulletin 15, p. 2)	

ARCHAEOLOGICAL SITE FORM

Site #8 SM79

FIELD METHODS (check all that apply)

SITE DETECTION*		SITE BOUNDARIES*	
<input type="checkbox"/> no field check	<input type="checkbox"/> exposed ground	<input checked="" type="checkbox"/> screened shovel	<input type="checkbox"/> bounds unknown
<input checked="" type="checkbox"/> literature search	<input type="checkbox"/> posthole digger	<input type="checkbox"/> none by recorder	<input type="checkbox"/> remote sensing
<input type="checkbox"/> informant report	<input type="checkbox"/> auger-size: _____	<input checked="" type="checkbox"/> literature search	<input type="checkbox"/> insp exposed ground
<input type="checkbox"/> remote sensing	<input type="checkbox"/> unscreened shovel	<input type="checkbox"/> informant report	<input type="checkbox"/> posthole tests
Other methods; number, size, depth, pattern of units; screen size (attach site plan)		<input type="checkbox"/> auger-size: _____	<input type="checkbox"/> block excavations
50 cm diameter, 1 m deep, 6.4 mm screen		22 ST, 5 positive, 25 & 50 m intervals,	

SITE DESCRIPTION

Extent Size (m²) _____ Depth/stratigraphy of cultural deposit artifacts @ 20-70 cm
 0-40 cm gray sand, 40-100 cm light brown sand

Temporal Interpretation - Components (check one): ☒ single component ☐ multiple component ☐ uncertain
 Describe each occupation in plan (refer to attached large scale map) and stratigraphically. Discuss temporal and functional interpretations:

Integrity - Overall disturbance*: ☐ none seen ☒ minor ☐ substantial ☐ major ☐ redeposited ☐ destroyed-document!! ☐ unknown
 Disturbances / threats / protective measures agriculture / development / none

Surface collection: area collected _____ m² # collection units _____ Excavation: # noncontiguous blocks _____

ARTIFACTS

Total Artifacts # 9c _____ (C)ount or (E)stimate? Surface # 0c _____ (C) or (E) Subsurface # 9c _____ (C) or (E)

COLLECTION SELECTIVITY*

- ☐ unknown ☐ unselective (all artifacts)
☒ selective (some artifacts)
☐ mixed selectivity

SPATIAL CONTROL*

- ☐ uncollected ☒ general (not by subarea)
☐ unknown ☐ controlled (by subarea)
☐ variable spatial control
☐ Other _____

ARTIFACT CATEGORIES* and DISPOSITIONS*

Pick exactly one code from Disposition List ⇒ ⇒ ⇒ ⇒

- | | |
|-----------------------------|---------------------------|
| _____ bone-animal | _____ exotic-nonlocal |
| _____ bone-human | _____ glass |
| _____ bone-unspecified | _____ lithics-aboriginal |
| _____ bone-worked | _____ metal-nonprecious |
| _____ brick/building debris | _____ metal-precious/coin |
| _____ ceramic-aboriginal | _____ shell-unworked |
| _____ ceramic-nonaboriginal | _____ shell-worked |
| _____ daub | _____ Others: _____ |

(example: A bone-human)

Disposition List*

- A - category always collected
 S - some items in category collected
 O - observed first hand, but not collected
 R - collected and subsequently left at site
 I - informant reported category present
 U - unknown

Artifact Comments 7 chert flakes, 1 piece Pasco Plain, 1 cobalt blue vessel glass

DIAGNOSTICS (type or mode, and frequency: e.g., Suwanee ppk, heat-treated chert, Deptford Check-stamped, ironstone/whiteware)

- | | | | | |
|----------------|----------|----------|-------|----------|
| 1. Pasco Plain | N= 1 | 4. _____ | N= 7. | N= _____ |
| 2. _____ | N= _____ | 5. _____ | N= 8. | N= _____ |
| 3. _____ | N= _____ | 6. _____ | N= 9. | N= _____ |

ENVIRONMENT

Nearest fresh water type* & name (incl. relief source) wetland Distance (m)/bearing 25 m E
 Natural community (FNAI category* or leave blank) _____
 Local vegetation pasture
 Topography* ridge slope Min Elevation 15 meters Max Elevation 17 meters
 Present land use pasture
 SCS soil series Sparr fine sand, 0-5% slopes Soil association Sparr-Millhopper-Sumterville

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field & analysis notes, photos, plans, other important documents that are permanently accessible: For each separately maintained collection, describe (1) document type(s), (2) maintaining organization, (3) file or accession nos., and (4) descriptive information.
 documents, etc. on file ACI P08090

Manuscripts or Publications on the site (use separate sheet if needed, give FMSF# if relevant) ACI (2008) Cultural Resource Assessment
 Survey 175-acre Tract Sumter County, Florida, ACI, Sarasota.

RECORDER & INFORMANT INFORMATION

Informant Information (name / address / phone / affiliation) _____

Recorder Information (name / address / phone / affiliation) Horvath, Elizabeth A., 98 Hickorywood Dr., Crawfordville, FL 32327
 Archaeological Consultants, Inc., 850-926-9285, acinorth@comcast.net

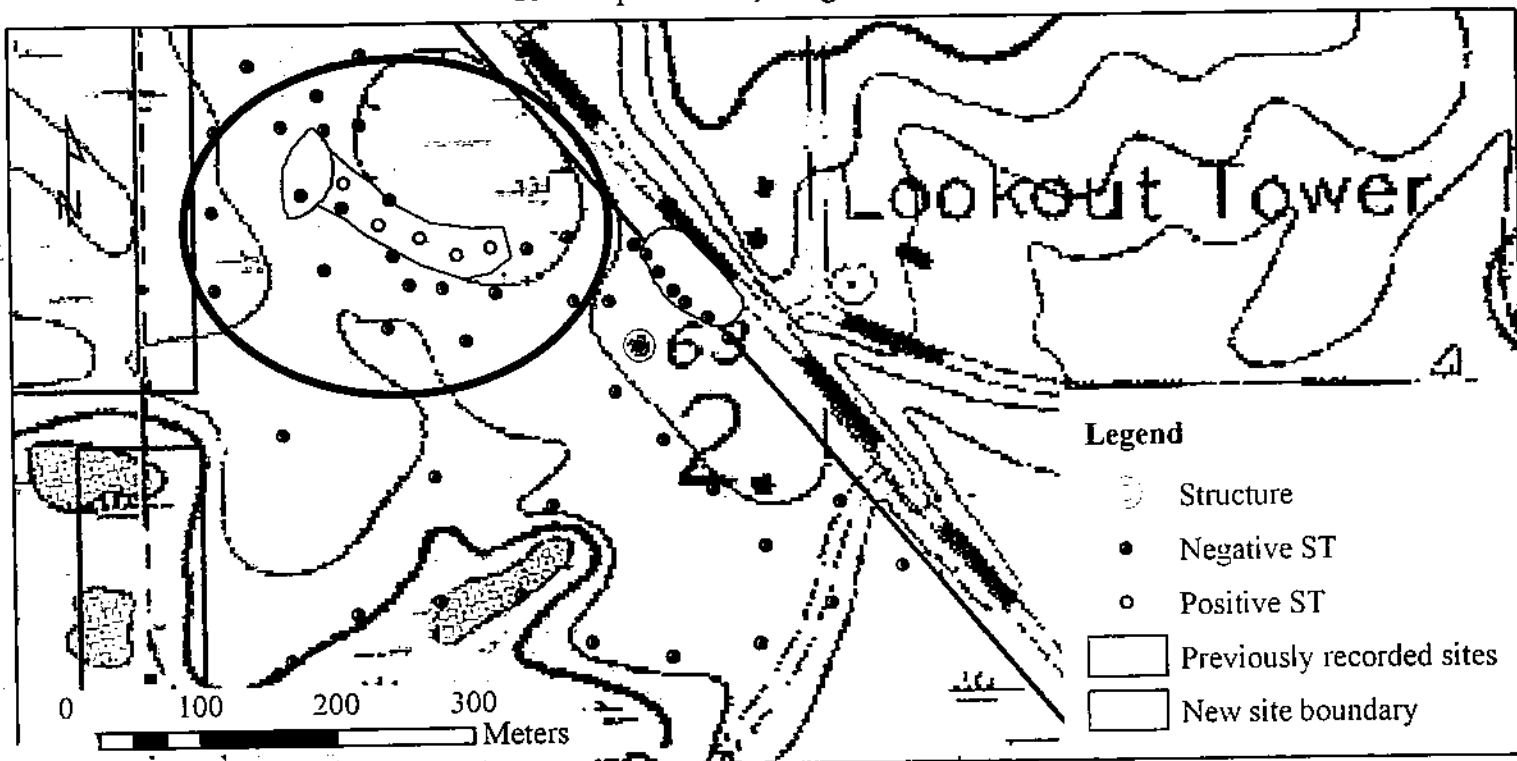
Required
 Attachments

① PHOTOCOPY OF 7.5' USGS QUAD MAP WITH SITE BOUNDARIES MARKED and SITE PLAN
 Plan at 1:3,600 or larger. Show boundaries, scale, north arrow, test/collection units, landmarks and date.

**USGS MAP**

Wildwood 1969

Township 19 South, Range 22 East, Section 2



ARCHAEOLOGICAL CONSULTANTS INCORPORATED

☐ Original
☒ Update



ARCHAEOLOGICAL SITE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 SM97

Field Date 10 / 29 / 08

Form Date 11 / 04 / 08

Recorder #

Consult Guide to Archaeological Site Form for detailed instructions.

Site Name(s) Bleach Bottle

Multiple Listing (DHR only)

Project Name CRAS 175-acre tract Sumter County

Survey # (DHR only)

Ownership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

USGS 7.5 Map Name & Date Wildwood 1969

Plat or Other Map

City/Town (within 3 miles) Wildwood In City Limits? ☐ yes ☐ no ☒ unknown County SumterTownship 19S Range 22E Section 2 1/4 section: ☒ NW ☐ SW ☐ SE ☐ NE ☐ Irregular-name:

Landgrant Tax Parcel #

UTM Coordinates: Zone ☐ 16 ☐ 17 Easting 0 Northing 0

Other Coordinates: X: Y: Coordinate System & Datum

Address / Vicinity / Route to

Name of Public Tract (e.g., park)

TYPE OF SITE (check all that apply)

SETTING *

- ☐ Land (terrestrial)
☐ Lake/Pond (lacustrine)
☐ River/Stream/Creek (riverine)
☐ Tidal (estuarine)
☐ Saltwater (marine)
☐ Welland (palustrine)
☐ usually flooded
☐ usually dry
☐ Cave/Sink (subterranean)
☐ terrestrial
☐ aquatic

STRUCTURES OR FEATURES *

- ☐ aboriginal boat ☐ fort ☐ road segment
☐ agric/farm building ☐ midden ☐ shell midden
☐ burial mound ☐ mill ☐ shell mound
☐ building remains ☐ mission ☐ shipwreck
☐ cemetery/grave ☐ mound, nonspecific ☐ subsurface features
☐ dump/refuse ☐ plantation ☐ surface scatter
☐ earthworks ☐ platform mound ☐ well

FUNCTION *

- ☐ campsite
☐ extractive site
☐ habitation (prehistoric)
☐ homestead (historic)
☐ farmstead
☐ village (prehistoric)
☐ town (historic)
☐ quarry

☐ Other settings, structures, features or functions

CULTURE PERIODS (check all that apply)

ABORIGINAL *

- ☐ Alachua
☐ Archaic (nonspecific)
☐ Archaic, Early
☐ Archaic, Middle
☐ Archaic, Late
☐ Belle Glade
☐ Cades Pond
☐ Caloosahatchee
☐ Deptford
☐ Englewood
☐ Fort Walton
☐ Glades (nonspecific)
☐ Glades I
☐ Glades II
☐ Glades III
☐ Hickory Pond
☐ Leon-Jefferson
☐ Malabar I
☐ Malabar II
☐ Manasota
☐ Mississippian
☐ Mount Taylor
☐ Norwood
☐ Orange
☐ Paleoindian
☐ Pensacola
☐ Perico Island
☐ Safety Harbor
☐ St. Augustine

- ☐ St. Johns (nonspecific)
☐ St. Johns I
☐ St. Johns II
☐ Santa Rosa
☐ Santa Rosa-Swift Creek
☐ Seminole (nonspecific)
☐ Seminole: Colonization
☐ Seminole: 1st War To 2nd
☐ Seminole: 2nd War To 3rd
☐ Seminole: 3rd War & After
☐ Swift Creek (nonspecific)
☐ Swift Creek, Early
☐ Swift Creek, Late
☐ Transitional
☐ Weeden Island (nonspecific)
☐ Weeden Island I
☐ Weeden Island II
☐ Prehistoric (nonspecific)
☐ Prehistoric non-ceramic
☐ Prehistoric ceramic

NON-ABORIGINAL *

- ☐ First Spanish 1513-99
☐ First Spanish 1600-99
☐ First Spanish 1700-1763
☐ First Spanish (nonspecific)
☐ British 1763-1783
☐ Second Spanish 1783-1821
☐ American Territorial 1821-45
☐ American Civil War 1861-65
☐ American 19th Century
☐ American 20th Century
☐ American (nonspecific)
☐ African-American

☐ Other (List less common phases or specific sub-phases. For historic sites, give specific dates if known.)

* Consult Guide to Archaeological Site Form for preferred descriptions not listed above (data are coded fields).

OPINION OF RESOURCE SIGNIFICANCE

Potentially eligible individually for National Register of Historic Places? ☐ yes ☐ no ☐ insufficient informationPotentially eligible as contributor to a National Register district? ☐ yes ☐ no ☐ insufficient information

Explanation of Evaluation (required if evaluated; use separate sheet if needed) no evidence of site discovered

Recommendations for Owner or SHPO Action No additional work

DHR USE ONLY

OFFICIAL EVALUATION

DHR USE ONLY

NR List Date

☐ Owner ObjectionSHPO - Appears to meet criteria for NR listing: ☐ yes ☐ no ☐ insufficient info

KEEPER - Determined eligible:

NR Criteria for Evaluation: ☐ a ☐ b ☐ c ☐ d (see National Register Bulletin 15, p. 2)

Date / / Init

Date / /

ARCHAEOLOGICAL SITE FORM

Site #8 SM97

FIELD METHODS (check all that apply)

SITE DETECTION		SITE BOUNDARIES	
<input type="checkbox"/> no field check	<input type="checkbox"/> exposed ground	<input checked="" type="checkbox"/> screened shovel	<input type="checkbox"/> remote sensing
<input checked="" type="checkbox"/> literature search	<input type="checkbox"/> posthole digger	<input type="checkbox"/> none by recorder	<input type="checkbox"/> insp exposed ground
<input type="checkbox"/> informant report	<input type="checkbox"/> auger-size: _____	<input checked="" type="checkbox"/> literature search	<input type="checkbox"/> posthole tests
<input type="checkbox"/> remote sensing	<input type="checkbox"/> unscreened shovel	<input type="checkbox"/> informant report	<input type="checkbox"/> auger-size: _____
Other methods; number, size, depth, pattern of units; screen size (attach site plan)		12 ST, all negative, 25 & 50 m intervals	
50 cm diameter, 1 m deep, 6.4 mm mesh screen			

SITE DESCRIPTION

Extent Size (m²) _____ Depth/stratigraphy of cultural deposit _____

Temporal Interpretation - Components (check one): ☐ single component ☐ multiple component ☐ uncertain
 Describe each occupation in plan (refer to attached large scale map) and stratigraphically. Discuss temporal and functional interpretations:

Integrity - Overall disturbance: ☐ none seen ☒ minor ☐ substantial ☐ major ☐ redeposited ☐ destroyed-document ☐ unknown
 Disturbances / threats / protective measures agriculture / development / none

Surface collection: area collected _____ m² # collection units _____ Excavation: # noncontiguous blocks _____

ARTIFACTS

Total Artifacts # 0c (C)ount or (E)stimate? Surface # 0c (C) or (E) Subsurface # 0c (C) or (E)

COLLECTION SELECTIVITY

- ☐ unknown ☐ unselective (all artifacts)
☐ selective (some artifacts)
☐ mixed selectivity

SPATIAL CONTROL

- ☐ uncollected ☐ general (not by subarea)
☐ unknown ☐ controlled (by subarea)
☐ variable spatial control
☐ Other _____

ARTIFACT CATEGORIES* and DISPOSITIONS*

Pick exactly one code from Disposition List ⇨ ⇨ ⇨

- | | |
|-----------------------------|---------------------------|
| _____ bone-animal | _____ exotic-nonlocal |
| _____ bone-human | _____ glass |
| _____ bone-unspecified | _____ lithics-aboriginal |
| _____ bone-worked | _____ metal-nonprecious |
| _____ brick/building debris | _____ metal-precious/coin |
| _____ ceramic-aboriginal | _____ shell-unworked |
| _____ ceramic-nonaboriginal | _____ shell-worked |
| _____ daub | _____ Others: _____ |

(example: A bone-human)

Disposition List*

- A - category always collected
 S - some items in category collected
 O - observed first hand, but not collected
 R - collected and subsequently left at site
 I - informant reported category present
 U - unknown

Artifact Comments no artifacts recovered

DIAGNOSTICS (type or mode, and frequency: e.g., Suwanee ppk, heat-treated chert, Deptford Check-stamped, ironstone/whiteware)

- | | | |
|-------------------|-------------------|-------------------|
| 1. _____ N= _____ | 4. _____ N= _____ | 7. _____ N= _____ |
| 2. _____ N= _____ | 5. _____ N= _____ | 8. _____ N= _____ |
| 3. _____ N= _____ | 6. _____ N= _____ | 9. _____ N= _____ |

ENVIRONMENT

Nearest fresh water type* & name (incl. refic source) _____ Distance (m)/bearing _____
 Natural community (FNAI category* or leave blank) _____
 Local vegetation _____
 Topography* _____ Min Elevation _____ meters Max Elevation _____ meters
 Present land use _____
 SCS soil series _____ Soil association _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field & analysis notes, photos, plans, other important documents that are permanently accessible: For each separately maintained collection, describe (1) document type(s), (2) maintaining organization, (3) file or accession nos., and (4) descriptive information. _____
 documents, etc. on file ACI P08090

Manuscripts or Publications on the site (use separate sheet if needed, give FMS# if relevant) ACI (2008) Cultural Resource Assessment
Survey 175-acre Tract Sumter County, Florida, ACI, Sarasota.

RECORDER & INFORMANT INFORMATION

Informant Information (name / address / phone / affiliation) _____

Recorder Information (name / address / phone / affiliation) Horvath, Elizabeth A., 98 Hickorywood Dr., Crawfordville, FL 32327
Archaeological Consultants, Inc., 850-926-9285, acinorth@comcast.net

Required
Attachments

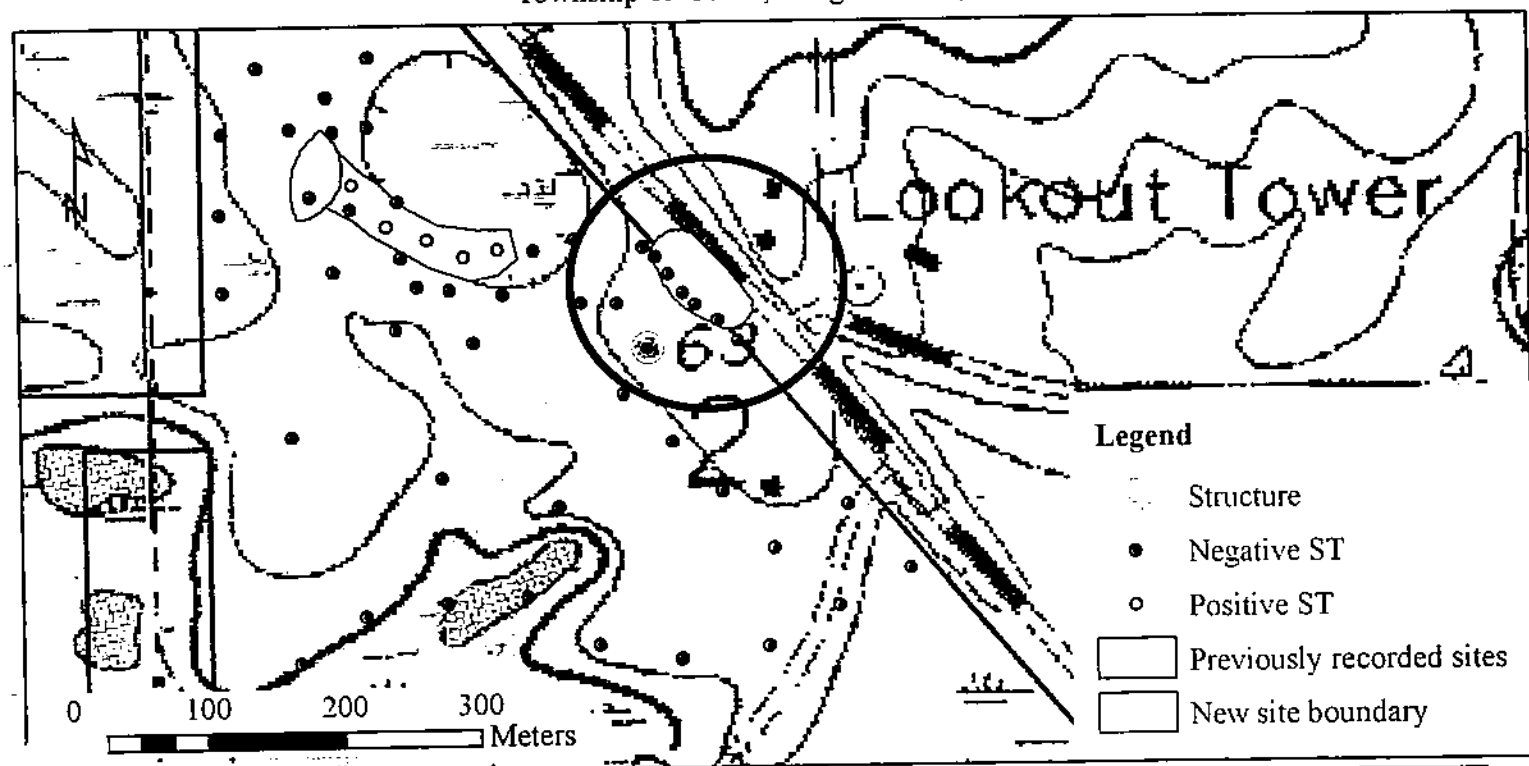
① PHOTOCOPY OF 7.5' USGS QUAD MAP WITH SITE BOUNDARIES MARKED and SITE PLAN
 Plan at 1:3,600 or larger. Show boundaries, scale, north arrow, test/collection units, landmarks and date.



USGS MAP

Wildwood 1969

Township 19 South, Range 22 East, Section 2



ARCHAEOLOGICAL CONSULTANTS INCORPORATED

☐ Original
☒ Update



ARCHAEOLOGICAL SITE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8 SM446
 Field Date 10 / 23 / 08
 Form Date 11 / 04 / 08
 Recorder #

Consult Guide to Archaeological Site Form for detailed instructions.

Site Name(s) Sumter II Multiple Listing (DHR only) _____
 Project Name CRAS 175-acre tract Sumter County Survey # (DHR only) _____
 Ownership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

USGS 7.5 Map Name & Date Wildwood 1969 Plat or Other Map _____
 City/Town (within 3 miles) Wildwood In City Limits? ☐ yes ☐ no ☒ unknown County Sumter
 Township 19S Range 22E Section 3 1/4 section: ☐ NW ☐ SW ☒ SE ☐ NE ☐ Irregular-name: _____
 Landgrant _____ Tax Parcel # _____
 UTM Coordinates: Zone ☐ 16 ☐ 17 Easting _____ 0 Northing _____ 0
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Address / Vicinity / Route to _____
 Name of Public Tract (e.g., park) _____

TYPE OF SITE (check all that apply)

SETTING *	STRUCTURES OR FEATURES *	FUNCTION *
<input type="checkbox"/> Land (terrestrial)	<input type="checkbox"/> aboriginal boat	<input type="checkbox"/> road segment
<input type="checkbox"/> Lake/Pond (lacustrine)	<input type="checkbox"/> agric/farm building	<input type="checkbox"/> midden
<input type="checkbox"/> River/Stream/Creek (riverine)	<input type="checkbox"/> burial mound	<input type="checkbox"/> shell midden
<input type="checkbox"/> Tidal (estuarine)	<input type="checkbox"/> building remains	<input type="checkbox"/> shell mound
<input type="checkbox"/> Saltwater (marine)	<input type="checkbox"/> cemetery/grave	<input type="checkbox"/> shipwreck
<input type="checkbox"/> Welland (palustrine)	<input type="checkbox"/> dump/refuse	<input type="checkbox"/> mound, nonspecific
<input type="checkbox"/> usually flooded	<input type="checkbox"/> earthworks	<input type="checkbox"/> plantation
<input type="checkbox"/> usually dry		<input type="checkbox"/> platform mound
<input type="checkbox"/> Cave/Sink (subterranean)		<input type="checkbox"/> well
<input type="checkbox"/> terrestrial		
<input type="checkbox"/> aquatic		

☐ Other settings, structures, features or functions _____

CULTURE PERIODS (check all that apply)

ABORIGINAL *	NON-ABORIGINAL *
<input type="checkbox"/> Alachua	<input type="checkbox"/> First Spanish 1513-99
<input type="checkbox"/> Archaic (nonspecific)	<input type="checkbox"/> First Spanish 1600-99
<input type="checkbox"/> Archaic, Early	<input type="checkbox"/> First Spanish 1700-1763
<input type="checkbox"/> Archaic, Middle	<input type="checkbox"/> First Spanish (nonspecific)
<input type="checkbox"/> Archaic, Late	<input type="checkbox"/> British 1763-1783
<input type="checkbox"/> Belle Glade	<input type="checkbox"/> Second Spanish 1783-1821
<input type="checkbox"/> Cades Pond	<input type="checkbox"/> American Territorial 1821-45
<input type="checkbox"/> Caloosahatchee	<input type="checkbox"/> American Civil War 1861-65
<input type="checkbox"/> Deptford	<input type="checkbox"/> American 19th Century
<input type="checkbox"/> Englewood	<input type="checkbox"/> American 20th Century
<input type="checkbox"/> Fort Wallon	<input type="checkbox"/> American (nonspecific)
<input type="checkbox"/> Glades (nonspecific)	<input type="checkbox"/> African-American
<input type="checkbox"/> Glades I	
<input type="checkbox"/> Glades II	
<input type="checkbox"/> Glades III	
<input type="checkbox"/> Hickory Pond	
<input type="checkbox"/> Leon-Jefferson	
<input type="checkbox"/> Malabar I	
<input type="checkbox"/> Malabar II	
<input type="checkbox"/> Manasota	
<input type="checkbox"/> Mississippian	
<input type="checkbox"/> Mount Taylor	
<input type="checkbox"/> Norwood	
<input type="checkbox"/> Orange	
<input type="checkbox"/> Paleoindian	
<input type="checkbox"/> Pensacola	
<input type="checkbox"/> Perico Island	
<input type="checkbox"/> Safety Harbor	
<input type="checkbox"/> St. Augustine	
<input type="checkbox"/> St. Johns (nonspecific)	
<input type="checkbox"/> St. Johns I	
<input type="checkbox"/> St. Johns II	
<input type="checkbox"/> Santa Rosa	
<input type="checkbox"/> Santa Rosa-Swift Creek	
<input type="checkbox"/> Seminole (nonspecific)	
<input type="checkbox"/> Seminole: Colonization	
<input type="checkbox"/> Seminole: 1st War To 2nd	
<input type="checkbox"/> Seminole: 2nd War To 3rd	
<input type="checkbox"/> Seminole: 3rd War & After	
<input type="checkbox"/> Swift Creek (nonspecific)	
<input type="checkbox"/> Swift Creek, Early	
<input type="checkbox"/> Swift Creek, Late	
<input type="checkbox"/> Transitional	
<input type="checkbox"/> Weeden Island (nonspecific)	
<input type="checkbox"/> Weeden Island I	
<input type="checkbox"/> Weeden Island II	
<input type="checkbox"/> Prehistoric (nonspecific)	
<input type="checkbox"/> Prehistoric non-ceramic	
<input type="checkbox"/> Prehistoric ceramic	

☐ Other (List less common phases or specific sub-phases. For historic sites, give specific dates if known.) _____

* Consult Guide to Archaeological Site Form for preferred descriptions not listed above (data are coded fields).

OPINION OF RESOURCE SIGNIFICANCE

Potentially eligible individually for National Register of Historic Places? ☐ yes ☐ no ☐ insufficient information
 Potentially eligible as contributor to a National Register district? ☐ yes ☐ no ☐ insufficient information
 Explanation of Evaluation (required if evaluated; use separate sheet if needed) no evidence of site discovered

Recommendations for Owner or SHPO Action No additional work

DHR USE ONLY	OFFICIAL EVALUATION	DHR USE ONLY
NR List Date ____/____/____	SHPO -- Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info	Date ____/____/____ Init. _____
<input type="checkbox"/> Owner Objection	KEEPER - Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no	Date ____/____/____
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see National Register Bulletin 15, p. 2)	

FIELD METHODS (check all that apply)

SITE DETECTION		SITE BOUNDARIES	
<input type="checkbox"/> no field check	<input type="checkbox"/> exposed ground	<input checked="" type="checkbox"/> screened shovel	<input type="checkbox"/> bounds unknown
<input checked="" type="checkbox"/> literature search	<input type="checkbox"/> posthole digger	<input type="checkbox"/> none by recorder	<input type="checkbox"/> remote sensing
<input type="checkbox"/> informant report	<input type="checkbox"/> auger-size: _____	<input checked="" type="checkbox"/> literature search	<input type="checkbox"/> insp exposed ground
<input type="checkbox"/> remote sensing	<input type="checkbox"/> unscreened shovel	<input type="checkbox"/> informant report	<input type="checkbox"/> posthole tests
Other methods; number, size, depth, pattern of units; screen size (attach site plan) 9 ST, all		<input type="checkbox"/> estimate or guess	
50 cm diameter, 1 m deep, 6.4 mm mesh screen		negative, 25 m intervals	

SITE DESCRIPTION

Extent Size (m²) _____ Depth/stratigraphy of cultural deposit _____Temporal Interpretation - Components (check one): ☐ single component ☐ multiple component ☐ uncertain

Describe each occupation in plan (refer to attached large scale map) and stratigraphically. Discuss temporal and functional interpretations:

Integrity - Overall disturbance: ☐ none seen ☒ minor ☐ substantial ☐ major ☐ redeposited ☐ destroyed-document! ☐ unknown
Disturbances / threats / protective measures agriculture / development / noneSurface collection: area collected _____ m² # collection units _____ Excavation: # noncontiguous blocks _____

ARTIFACTS

Total Artifacts # 0c _____ (C)ount or (E)stimate? Surface # 0c _____ (C) or (E) Subsurface # 0c _____ (C) or (E)

COLLECTION SELECTIVITY

- ☐ unknown ☐ unselective (all artifacts)
☐ selective (some artifacts)
☐ mixed selectivity

SPATIAL CONTROL

- ☐ uncollected ☐ general (not by subarea)
☐ unknown ☐ controlled (by subarea)
☐ variable spatial control
☐ Other _____

ARTIFACT CATEGORIES* and DISPOSITIONS*

Pick exactly one code from Disposition List ⇒ ⇒ ⇒

- | | |
|-----------------------------|---------------------------|
| _____ bone-animal | _____ exotic-nonlocal |
| _____ bone-human | _____ glass |
| _____ bone-unspecified | _____ lithics-aboriginal |
| _____ bone-worked | _____ metal-nonprecious |
| _____ brick/building debris | _____ metal-precious/coin |
| _____ ceramic-aboriginal | _____ shell-unworked |
| _____ ceramic-nonaboriginal | _____ shell-worked |
| _____ daub | _____ Others: _____ |

(example: A bone-human)

Disposition List*

- A - category always collected
 S - some items in category collected
 O - observed first hand, but not collected
 R - collected and subsequently left at site
 I - informant reported category present
 U - unknown

Artifact Comments no artifacts recovered

DIAGNOSTICS (type or mode, and frequency: e.g., Suwanee ppk, heat-treated chert, Deptford Check-stamped, ironstone/whiteware)

- | | | |
|-------------------|-------------------|-------------------|
| 1. _____ N= _____ | 4. _____ N= _____ | 7. _____ N= _____ |
| 2. _____ N= _____ | 5. _____ N= _____ | 8. _____ N= _____ |
| 3. _____ N= _____ | 6. _____ N= _____ | 9. _____ N= _____ |

ENVIRONMENT

Nearest fresh water type* & name (incl. relict source) _____ Distance (m)/bearing _____
 Natural community (FNAI category* or leave blank) _____
 Local vegetation _____
 Topography* _____ Min Elevation _____ meters Max Elevation _____ meters
 Present land use _____
 SCS soil series _____ Soil association _____

DOCUMENTATION

Accessible Documentation Not Filed with the Site File - including field & analysis notes, photos, plans, other important documents that are permanently accessible: For each separately maintained collection, describe (1) document type(s), (2) maintaining organization, (3) file or accession nos., and (4) descriptive information. _____
 documents, etc. on file ACI P08090

Manuscripts or Publications on the site (use separate sheet if needed, give FMS# if relevant) ACI (2008) Cultural Resource Assessment
Survey 175-acre Tract Sumter County, Florida. ACI, Sarasota.

RECORDER & INFORMANT INFORMATION

Informant Information (name / address / phone / affiliation) _____

Recorder Information (name / address / phone / affiliation) Horvath, Elizabeth A., 98 Hickorywood Dr., Crawfordville, FL 32327
Archaeological Consultants, Inc., 850-926-9285, acinorth@comcast.net

Required
 Attachments

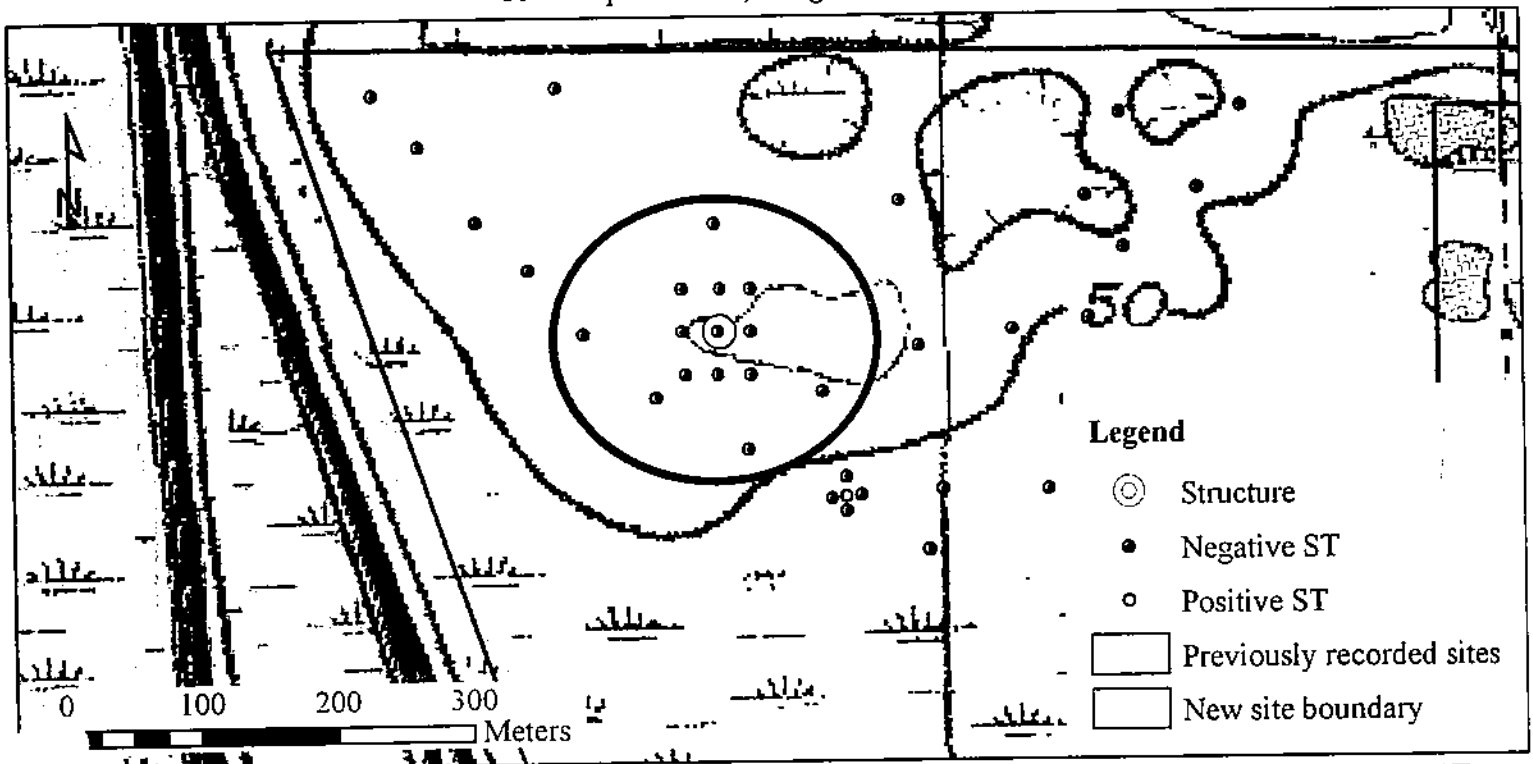
① PHOTOCOPY OF 7.5' USGS QUAD MAP WITH SITE BOUNDARIES MARKED and SITE PLAN
 Plan at 1:3,600 or larger. Show boundaries, scale, north arrow, test/collection units, landmarks and date.



USGS MAP

Wildwood 1969

Township 19 South, Range 22 East, Section 3



ARCHAEOLOGICAL CONSULTANTS INCORPORATED

☒ Original
☐ Update


HISTORICAL STRUCTURE FORM

FLORIDA MASTER SITE FILE

Version 4.0 1/07

Site #8: SM557
 Field Date: 10 / 27 / 2008
 Form Date: 10 / 31 / 2008
 Recorder # _____

Shaded fields represent the minimum acceptable level of documentation.
 Consult the Guide to Historical Structure Forms for detailed instructions.

Site Name(s) (address if none) 1403 State Road 44 East Multiple Listing (DHR only) _____
 Survey Project Name CRAS 175 Acres, Sumter County Survey # (DHR only) _____
 National Register Category (please check one) ☒ building ☐ structure ☐ district ☐ site ☐ object
 Ownership: ☒ private-profit ☐ private-nonprofit ☐ private-individual ☐ private-nonspecific ☐ city ☐ county ☐ state ☐ federal ☐ Native American ☐ foreign ☐ unknown

LOCATION & MAPPING

Address (include N,S,E,W, #, St, Ave., etc.) 1403 E State Road 44
 Cross Streets (nearest / between) northwest corner of State Road 44 East and Kilgore Street intersection
 USGS 7.5' Map Name & Date Wildwood, Fla. 1967 Plat or Other Map _____
 City / Town (within 3 miles) Wildwood In City Limits? ☐ yes ☐ no ☐ unknown County Sumter
 Township 18S Range 22E Section 2 ¼ section: ☒ NW ☐ SW ☐ SE ☐ NE ☐ Irregular-name: _____
 Tax Parcel # F02=004 Landgrant _____
 Subdivision Name n/a Block _____ Lot _____
 UTM: Zone ☐ 16 ☒ 17 Easting 394699 0 Northing 3193594 0
 Other Coordinates: X: _____ Y: _____ Coordinate System & Datum _____
 Name of Public Tract (e.g., park) _____

HISTORY

Construction Year: 1950 ☒ approximately ☐ year listed or earlier ☐ year listed or later
 Original Use: private residence From (year): _____ To (year): _____
 Current Use: private residence-vacant From (year): _____ To (year): _____
 Other Use: _____ From (year): _____ To (year): _____
 Moves: ☐ yes ☒ no ☐ unknown Dates _____ Original address (if moved) _____
 Alterations: ☐ yes ☒ no ☐ unknown Dates _____ Nature: _____
 Additions: ☐ yes ☒ no ☐ unknown Dates _____ Nature: _____
 Architect (last name first): unknown Builder (last name first): E. R. Calloway
 Ownership History (especially original owner, dates, profession, etc.) Lee Capital Ltd Partnership (2000-present); E. R. Calloway (ca. 1950-2000)
 Is the Resource Affected by a Local Preservation Ordinance? ☒ yes ☐ no ☐ unknown Describe restrictions if listed in FMSF _____

DESCRIPTION

Style Frame Vernacular Exterior Plan irregular Number of Stories 1
 Exterior Fabric(s) asbestos shingles
 Roof Type(s) cross-gable Roof Material(s) 5-V crimp; composition roll
 Roof secondary strucs. (dormers etc.) _____
 Windows (types, materials, etc.) 1/1 SHS, wood, independent and paired
 Distinguishing Architectural Features (exterior or interior ornaments) wood window surrounds; gable vents; exposed rafter tails

Ancillary Features / Outbuildings (record outbuildings, major landscape features; use continuation sheet if needed.) attached carport to southeast; shed/barn to northwest (ca. 1950); shed to north (ca. 1950); shed to south (ca. 1950); pump house to south (ca. 1950)

* Consult Guide to Historical Structure Forms for preferred descriptions (coded fields at the Site File).

DHR USE ONLY		OFFICIAL EVALUATION		DHR USE ONLY	
NR List Date ____/____/____	SHPO -- Appears to meet criteria for NR listing: <input type="checkbox"/> yes <input type="checkbox"/> no <input type="checkbox"/> insufficient info	Date ____/____/____	Init. ____		
<input type="checkbox"/> Owner Objection	KEEPER -- Determined eligible: <input type="checkbox"/> yes <input type="checkbox"/> no	Date ____/____/____			
	NR Criteria for Evaluation: <input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d (see National Register Bulletin 15, p. 2)				

DESCRIPTION (continued)Chimney: No. 1 Material(s) • masonry, north elevationStructural System(s) • wood frameFoundation: Type(s) • pier Material(s) • concrete blockMain Entrance (stylistic details) wood swing door, east elevationPorch Descriptions (types, locations, roof types, etc.) 1 screened, east elevation, gable roof; 1 screened, west elevation, gable roof; 1 incised, south elevation, insetCondition (overall resource condition): ☐ excellent ☒ good ☐ fair ☐ deteriorated ☐ ruinous

Narrative Description of Resource _____

Archaeological Remains _____ ☐ Check if Archaeological Form Completed* Consult *Guide to Historical Structure Forms* for preferred descriptions (coded fields at the Site File).**RESEARCH METHODS (check all that apply)**

- | | | | |
|---|---|--|---|
| <input checked="" type="checkbox"/> FMSF record search (sites/surveys) | <input type="checkbox"/> library research | <input type="checkbox"/> building permits | <input type="checkbox"/> Sanborn maps |
| <input type="checkbox"/> FL State Archives/photo collection | <input type="checkbox"/> city directory | <input checked="" type="checkbox"/> occupant/owner interview | <input type="checkbox"/> plat maps |
| <input checked="" type="checkbox"/> property appraiser / tax records | <input type="checkbox"/> newspaper files | <input type="checkbox"/> neighbor interview | <input checked="" type="checkbox"/> Public Lands Survey (DEP) |
| <input checked="" type="checkbox"/> cultural resource survey | <input type="checkbox"/> historic photos | <input type="checkbox"/> interior inspection | <input type="checkbox"/> HABS/HAER record search |
| <input checked="" type="checkbox"/> other methods (describe) <u>PALMM aeriels</u> | | | |

Bibliographic References (give FMSF manuscript # if relevant, use continuation sheet if needed) Sumter County Property Appraiser: Sherilyn Lee, personal communication with Trish Slovinac, October 30, 2008.**OPINION OF RESOURCE SIGNIFICANCE**Appears to meet the criteria for National Register listing individually? ☐ yes ☒ no ☐ insufficient informationAppears to meet the criteria for National Register listing as part of a district? ☐ yes ☒ no ☐ insufficient informationExplanation of Evaluation (required, whether significant or not; use separate sheet if needed) This is an example of the Frame Vernacular style, which is common throughout Sumter County. Although research revealed that E.R. Calloway built this house, he is not considered a pioneer family of Sumter County, or the Wildwood area. Also, this was not the first structure on the property. Therefore, 8SM557 does not appear to be eligible for listing in the NRHP.Area(s) of Historical Significance (see *National Register Bulletin 15*, p. 8 for categories: e.g. "architecture", "ethnic heritage", "community planning & development", etc.) Community Planning and Development**DOCUMENTATION**

Accessible Documentation Not Filed with the Site File - including field & analysis notes, photos, plans, other important documents that are permanently accessible: For each separately maintained collection, describe (1) document type(s), (2) maintaining organization, (3) file or accession nos., and (4) descriptive information.

Field notes, photos, background information at Archaeological Consultants Inc, Sarasota, Florida, Project #P08090**RECORDER INFORMATION**Recorder Name Slovinac, TrishRecorder Contact Information (address / phone / fax / e-mail) 8110 Blaikie Ct, Suite A, Sarasota, Florida 34243/941-379-6206/ ACIFlorida@comcast.netRecorder Affiliation Archaeological Consultants, Inc.Use a *Supplement for Site Forms* or other continuation sheet for descriptions that do not fit in the spaces provided.**Required Attachments**

① USGS 7.5' MAP WITH STRUCTURE LOCATION PINPOINTED IN RED

② LARGE SCALE STREET, PLAT OR PARCEL MAP (available from most property appraiser web sites)

③ PHOTO OF MAIN FACADE, ARCHIVAL B&W PRINT OR DIGITAL IMAGE FILE

If submitting an image file, it must be included on disk or CD AND in hard copy format (plain paper is acceptable). Digital image must be at least 1600 x 1200 pixels, 24-bit color, jpeg or tiff.

GOOGLE EARTH MAP

Wildwood, Florida

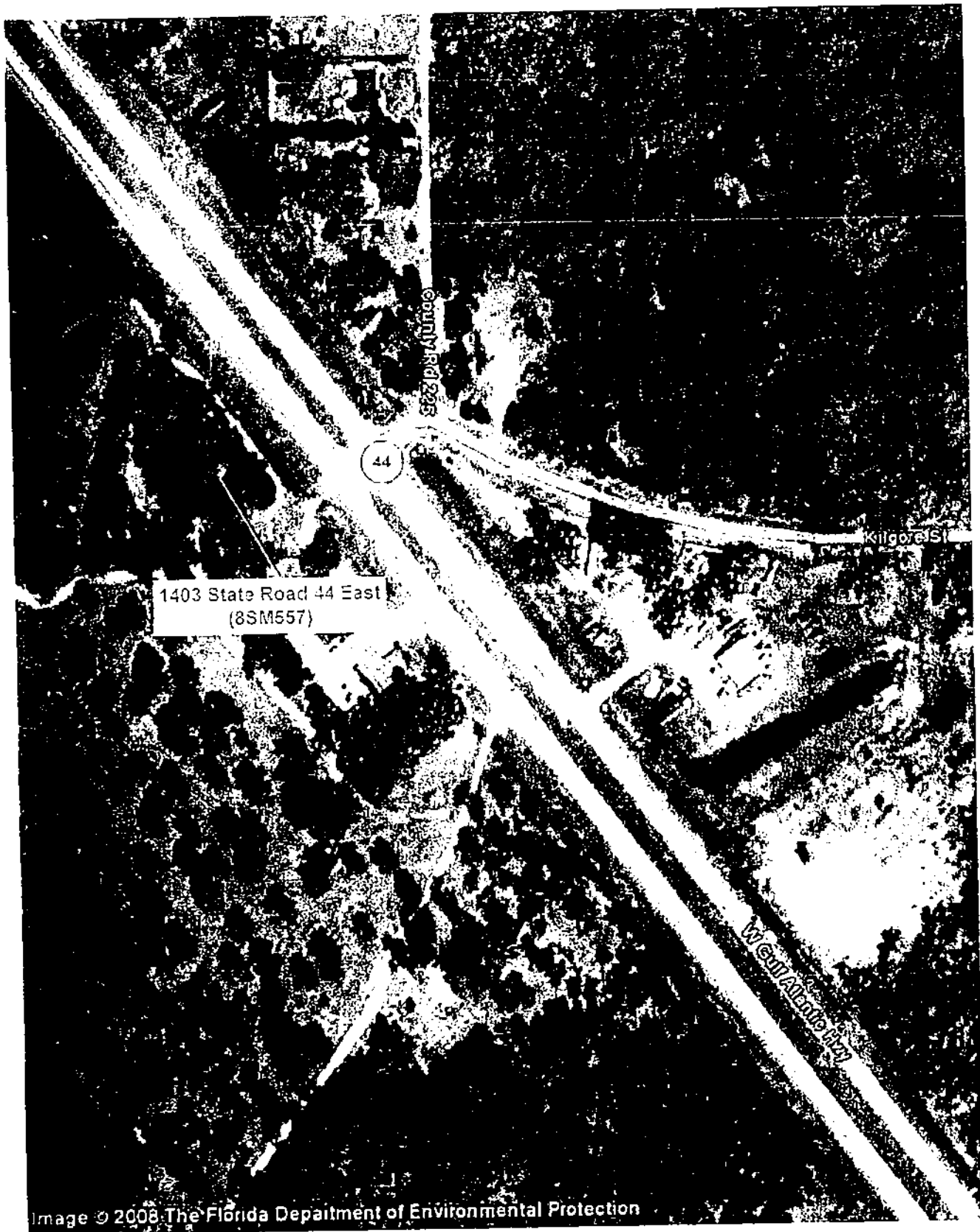


Image © 2008 The Florida Department of Environmental Protection

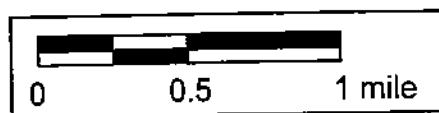
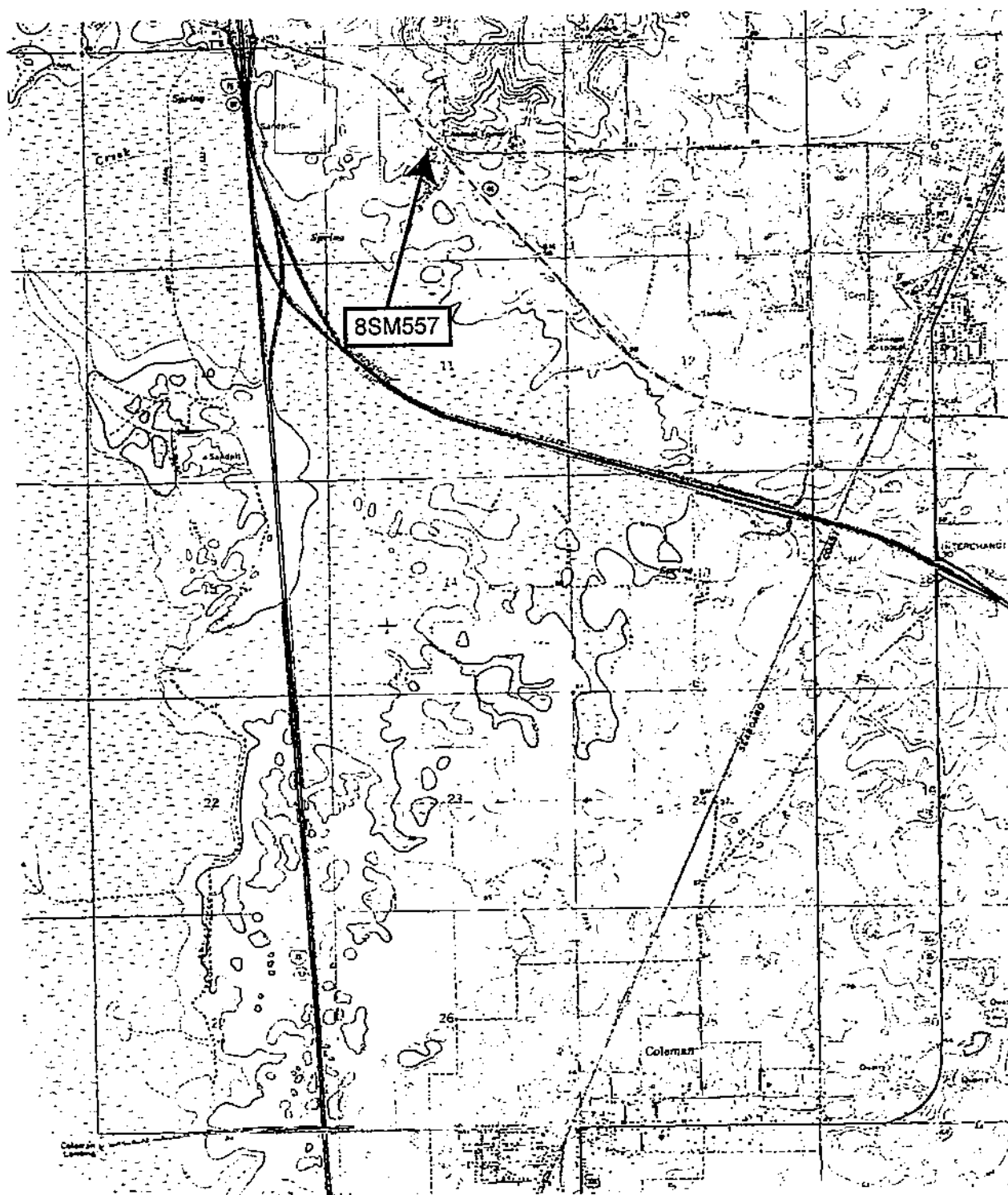


0

126 meters

USGS MAP

Township 18 South, Range 22 East, Section 2
Wildwood 1967



APPENDIX B: Survey Log

Ent D (FMSF only) _____



Survey Log Sheet

Florida Master Site File
Version 4.1 1/07

Survey # (FMSF only) _____

Consult *Guide to the Survey Log Sheet* for detailed instructions.

Identification and Bibliographic Information

Survey Project (name and project phase) CRAS 175-acre tract Sumter County, Phase I

Report Title (exactly as on title page) Cultural Resource Assessment Survey 175-acre Tract Sumter County, Florida

Report Author(s) (as on title page— individual or corporate; last names first) ACI

Publication Date (year) 2008 Total Number of Pages in Report (count text, figures, tables, not site forms) 45

Publication Information (Give series and no. in series, publisher and city. For article or chapter, cite page numbers. Use the style of *American Antiquity*.)
ACI (2008) Cultural Resource Assessment Survey 175-acre Tract Sumter County, Florida. ACI, Sarasota.

Supervisor(s) of Fieldwork (whether or not the same as author(s); last name first) Almy, Marion

Affiliation of Fieldworkers (organization, city) Archaeological Consultants, Inc., Sarasota

Key Words/Phrases (Don't use the county, or common words like *archaeology, structure, survey, architecture*. Limit each word or phrase to 25 characters.) SR 44, I-75

Survey Sponsors (corporation, government unit, or person who is directly paying for fieldwork)

Name Sumter, LLC

Address/Phone 2212 58th Avenue East, Bradenton, FL 34203

Recorder of *Log Sheet* Horvath, Elizabeth A.

Date *Log Sheet* Completed 11 /04 /08

Is this survey or project a continuation of a previous project? ☒ No ☐ Yes: Previous survey #(s) (FMSF only) _____

Mapping

Counties (List each one in which field survey was done - do not abbreviate; use supplement sheet if necessary) Sumter

USGS 1:24,000 Map(s) : Map Name/Date of Latest Revision (use supplement sheet if necessary): Wildwood 1969

Description of Survey Area

Dates for Fieldwork: Start 10/23/08 End 10/29/08 Total Area Surveyed (fill in one) _____ hectares 175 acres

Number of Distinct Tracts or Areas Surveyed 1

If Corridor (fill in one for each): Width _____ meters _____ feet Length _____ kilometers _____ miles

Research and Field MethodsTypes of Survey (check all that apply): ☒ archaeological ☒ architectural ☒ historical/archival ☐ underwater ☐ other: _____

Preliminary Methods (✓ Check as many as apply to the project as a whole.)

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> Florida Archives (Gray Building) | <input checked="" type="checkbox"/> library research- <i>local public</i> | <input checked="" type="checkbox"/> local property or tax records | <input checked="" type="checkbox"/> other historic maps |
| <input type="checkbox"/> Florida Photo Archives (Gray Building) | <input checked="" type="checkbox"/> library-special collection - <i>nonlocal</i> | <input type="checkbox"/> newspaper files | <input checked="" type="checkbox"/> soils maps or data |
| <input checked="" type="checkbox"/> Site File property search | <input checked="" type="checkbox"/> Public Lands Survey (maps at DEP) | <input checked="" type="checkbox"/> literature search | <input checked="" type="checkbox"/> windshield survey |
| <input checked="" type="checkbox"/> Site File survey search | <input checked="" type="checkbox"/> local informant(s) | <input type="checkbox"/> Sanborn Insurance maps | <input checked="" type="checkbox"/> aerial photography |
| <input type="checkbox"/> other (describe): _____ | | | |

Archaeological Methods (✓ Check as many as apply to the project as a whole.)

- | | | |
|---|---|--|
| <input type="checkbox"/> Check here if NO archaeological methods were used. | | |
| <input type="checkbox"/> surface collection, controlled | <input type="checkbox"/> other screen shovel test (size: _____) | <input type="checkbox"/> block excavation (at least 2x2 M) |
| <input type="checkbox"/> surface collection, uncontrolled | <input type="checkbox"/> water screen (finest size: _____) | <input type="checkbox"/> soil resistivity |
| <input checked="" type="checkbox"/> shovel test-1/4" screen | <input type="checkbox"/> posthole tests | <input type="checkbox"/> magnetometer |
| <input type="checkbox"/> shovel test-1/8" screen | <input type="checkbox"/> auger (size: _____) | <input type="checkbox"/> side scan sonar |
| <input type="checkbox"/> shovel test 1/16" screen | <input type="checkbox"/> coring | <input type="checkbox"/> unknown |
| <input type="checkbox"/> shovel test-unscreened | <input type="checkbox"/> test excavation (at least 1x2 M) | |
| <input type="checkbox"/> other (describe): _____ | | |

Historical/Architectural Methods (✓ Check as many as apply to the project as a whole.)

- | | | |
|---|--|--|
| <input type="checkbox"/> Check here if NO historical/architectural methods were used. | | |
| <input type="checkbox"/> building permits | <input type="checkbox"/> demolition permits | <input type="checkbox"/> neighbor interview |
| <input type="checkbox"/> commercial permits | <input checked="" type="checkbox"/> exposed ground inspected | <input checked="" type="checkbox"/> occupant interview |
| <input type="checkbox"/> interior documentation | <input checked="" type="checkbox"/> local property records | <input type="checkbox"/> subdivision maps |
| <input type="checkbox"/> other (describe): _____ | | <input checked="" type="checkbox"/> tax records |
| | | <input type="checkbox"/> unknown |

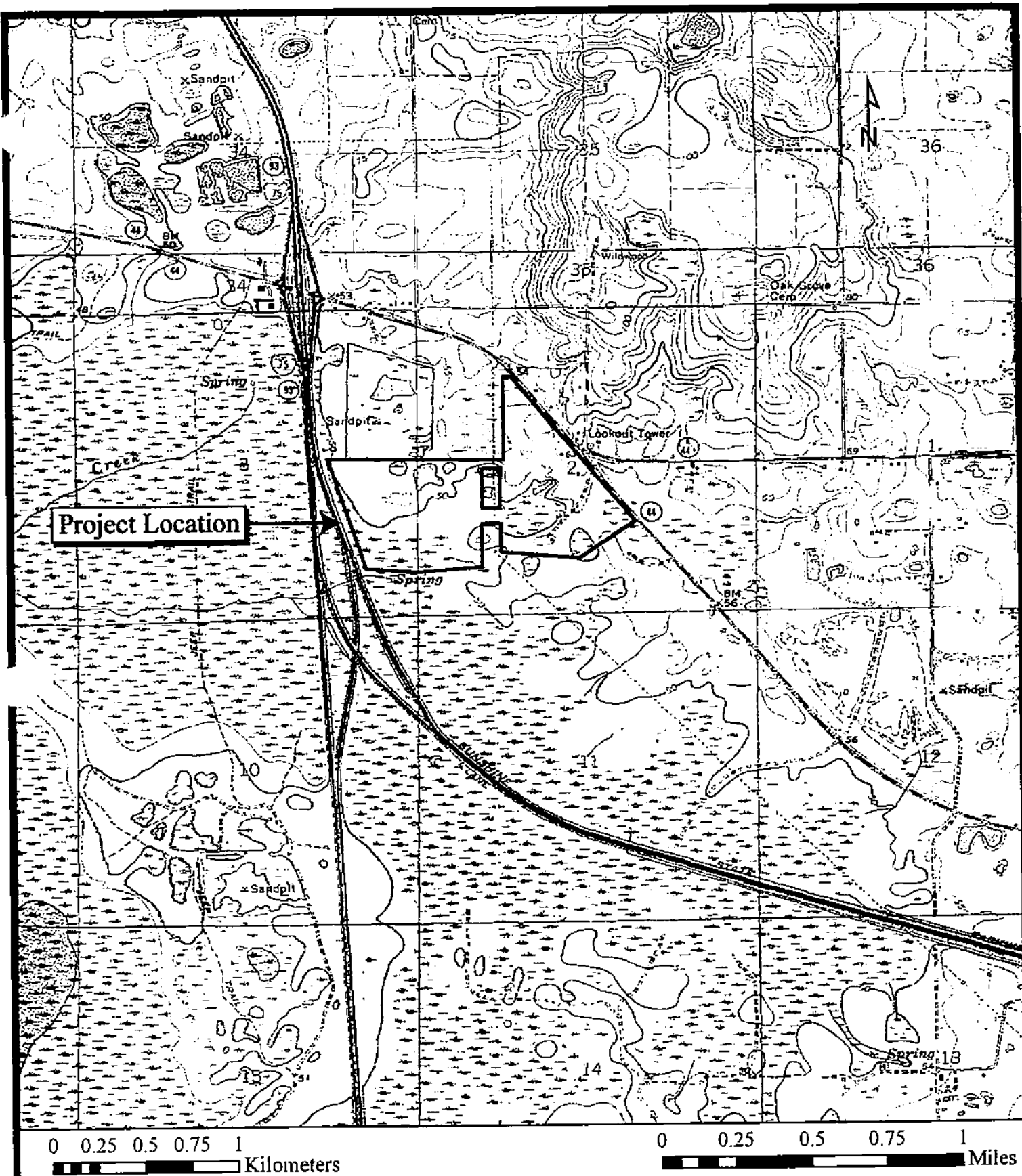
Scope/Intensity/Procedures background research, surface reconnaissance, systematic & judgmental subsurface testing
10, 25, 50 & 100 m intervals, 50 cm diameter, 1 m deep, 0.64 cm mesh screen, analyzed materials, historic
structure documentation, report prepared

Survey Results (cultural resources recorded)Site Significance Evaluated? ☒ Yes ☐ No If Yes, circle NR-eligible/significant site numbers below.Site Counts: Previously Recorded Sites 3 Newly Recorded Sites 1Previously Recorded Site #'s with Site File Update Forms (List site #'s without "B." Attach supplementary pages if necessary) SM79, SM97, SM446Newly Recorded Site #'s (Are you sure all are originals and not updates? Identify methods used to check for updates, i.e., researched Site File records. List site #'s without "B." Attach supplementary pages if necessary.) SM557Site Form Used: ☒ Site File Paper Form ☐ SmartForm II Electronic Recording Form**REQUIRED: ATTACH PLOT OF SURVEY AREA ON PHOTOCOPIES OF USGS 1:24,000 MAP(S)**

DO NOT USE		SITE FILE USE ONLY	DO NOT USE
BAR Related			BHP Related
<input type="checkbox"/> 872	<input type="checkbox"/> 1A32 # _____		<input type="checkbox"/> State Historic Preservation Grant
<input type="checkbox"/> CARL	<input type="checkbox"/> UW		<input type="checkbox"/> Compliance Review: CRAT # _____

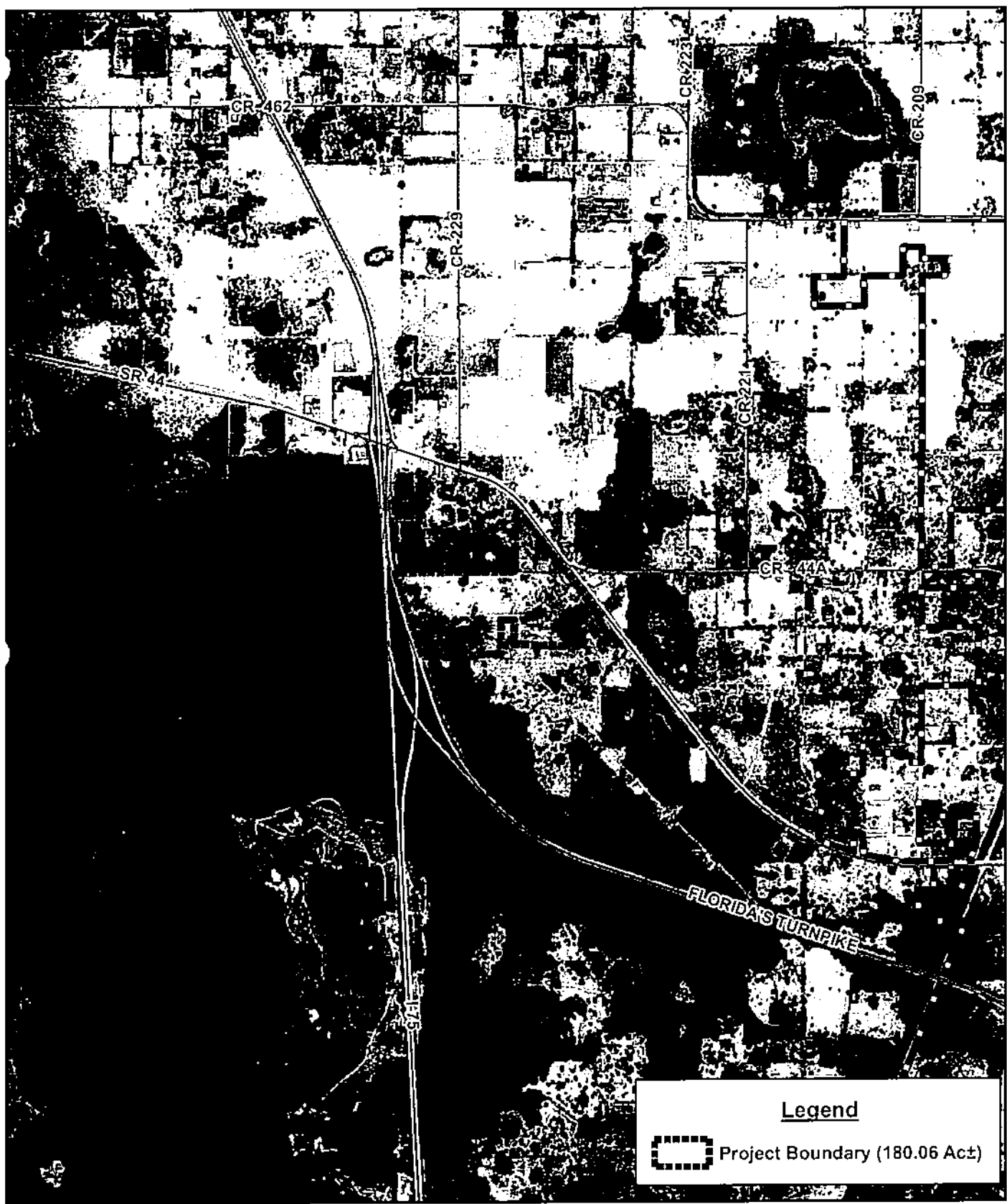
PHOTOGRAPHS





.75-acre tract
 Sections 2 and 3, Township 19 South, Range 22 East
 USGS Wildwood 1969, Oxford 1968
 Sumter County





Legend



Project Boundary (180.06 Act)

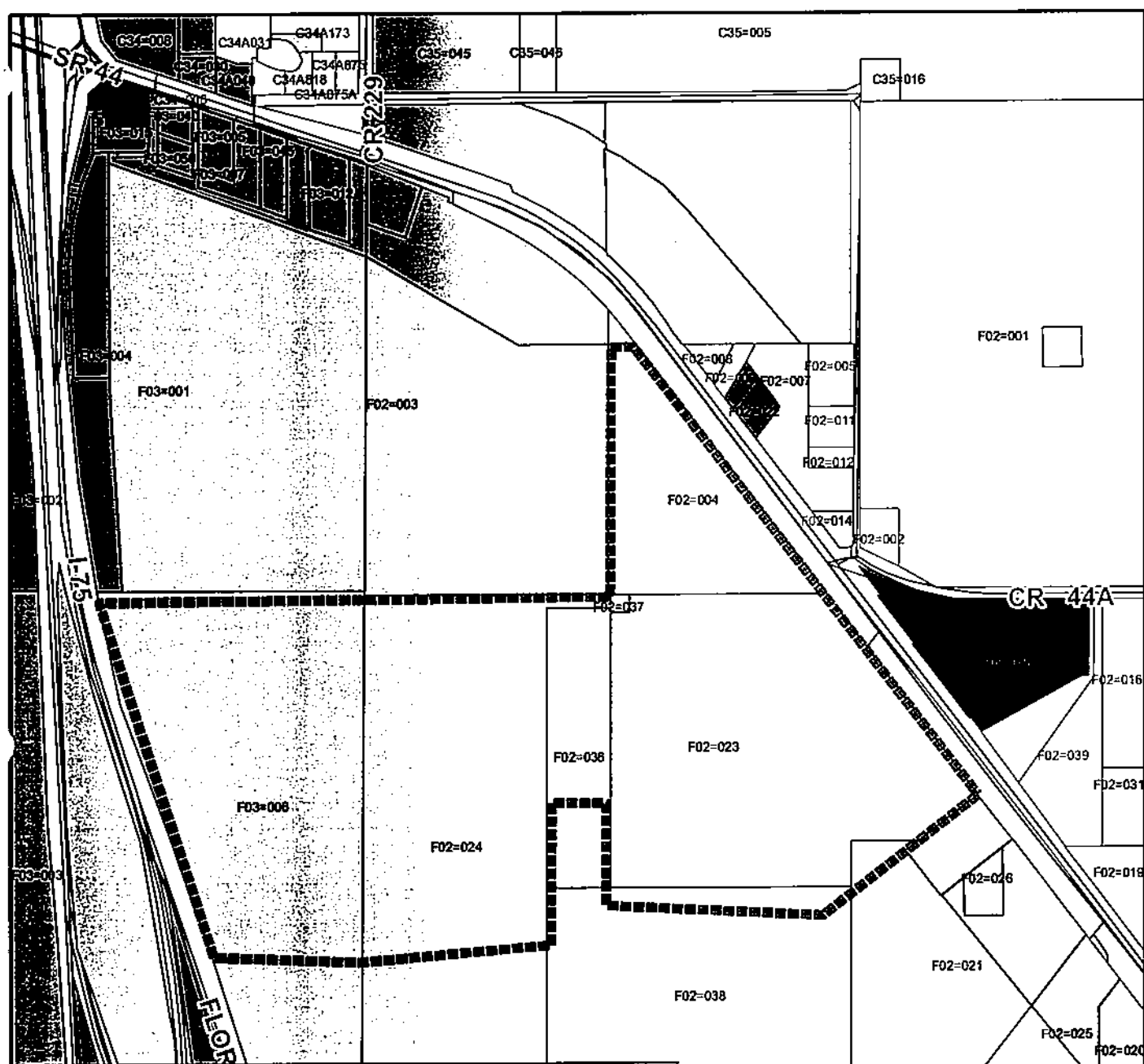


1 inch = 3,000 feet

Sumter, LLC
Location Map
Sumter County, Florida

Project No.: 1235-7
File Name:
1235-7 location_Ba11.mxd
Project Name: Sumter LLC
Project Manager: Greg Beliveau
Creation Date: September, 29 2005
Revision Date: June 29, 2009
Created By: D. Ludwig

LPG
LPG Urban &
Regional Planners, Inc.
11411 Camp Green Way, Suite 200, Fort Myers, FL 33907
Phone: 239-334-1442 Fax: 239-334-4554

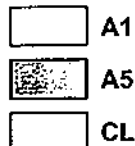


Legend



Project Boundary (180.06 Ac±)

Zoning



A1

A5

CL



C2

C3

CH

CR

M1

R1M

R1MR

RR

RR1

Project No: 1235/7

File Name:

1235-7 ex zoning.8x11.mxd

Project Name: Sumter LLC

Project Manager: Greg Beliveau

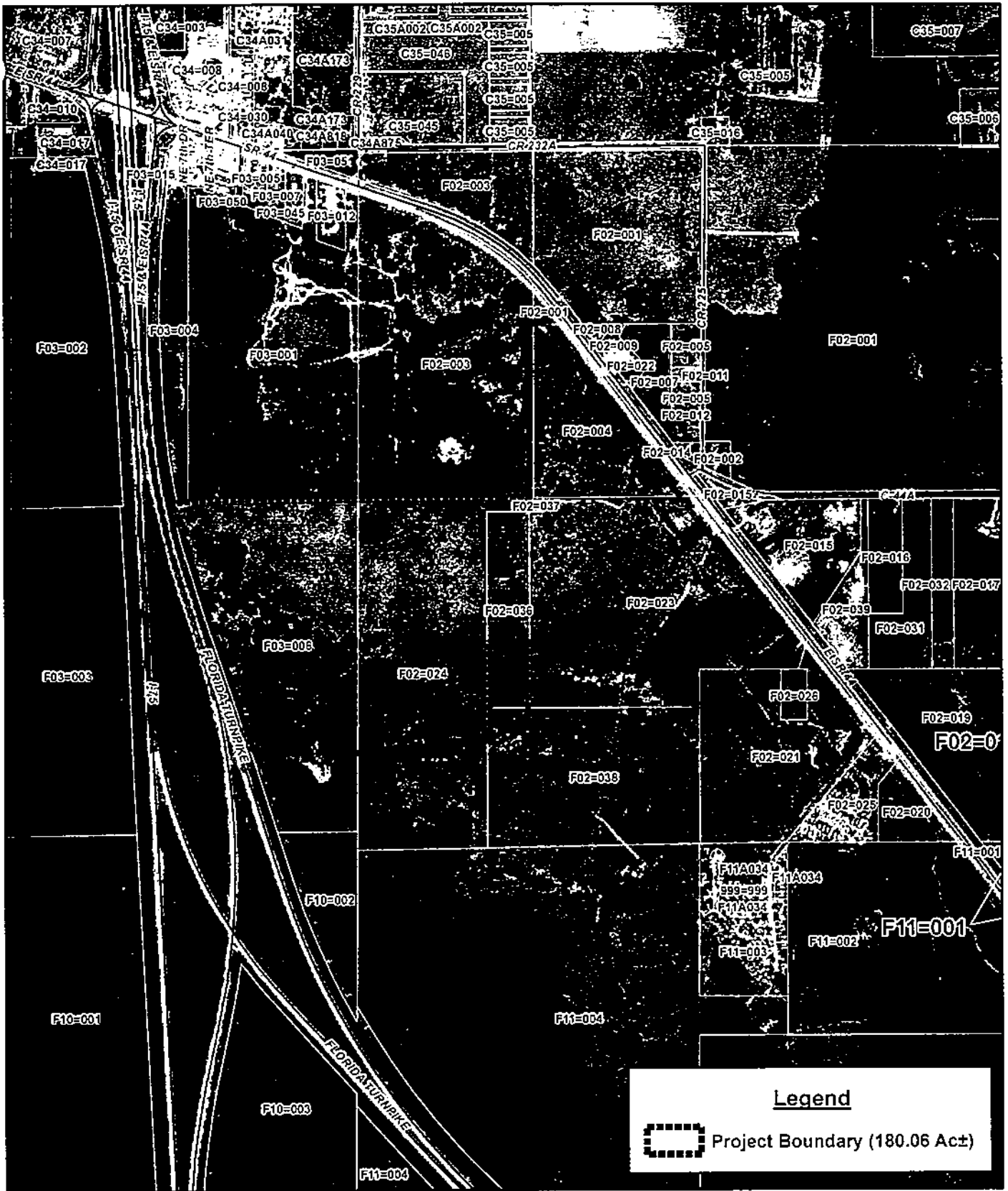
Creation Date: October 2, 2008

Revision Date: N/A


Created By: D. Ludwig

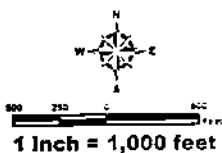


Sumter, LLC
Existing Zoning Map
Sumter County, Florida



Legend

 Project Boundary (180.06 Ac±)



Sumter, LLC
 Parcel Map
 Sumter County, Florida

Project No: 12357
 File Name:
 1235-7_parcels2_8x11.mxd
 Project Name: Sumter LLC
 Project Manager: Greg Beliveau
 Creation Date: September, 29 2008
 Revision Date: N/A
 Created By: D. Ludwig






LPG Urban & Regional Planners, Inc.
 1142 Greg Avenue, Suite 200, Fort Myers, FL 33901
 Office: 239.345.1842 Fax: 239.345.4274



Note: Wetland information provided by USGS. More specific wetland jurisdictional areas and mitigation requirements will be determined by formal SWFWMD process.

Legend

-  Project Boundary (180.06 Ac±)
-  Wetlands
-  Ditches

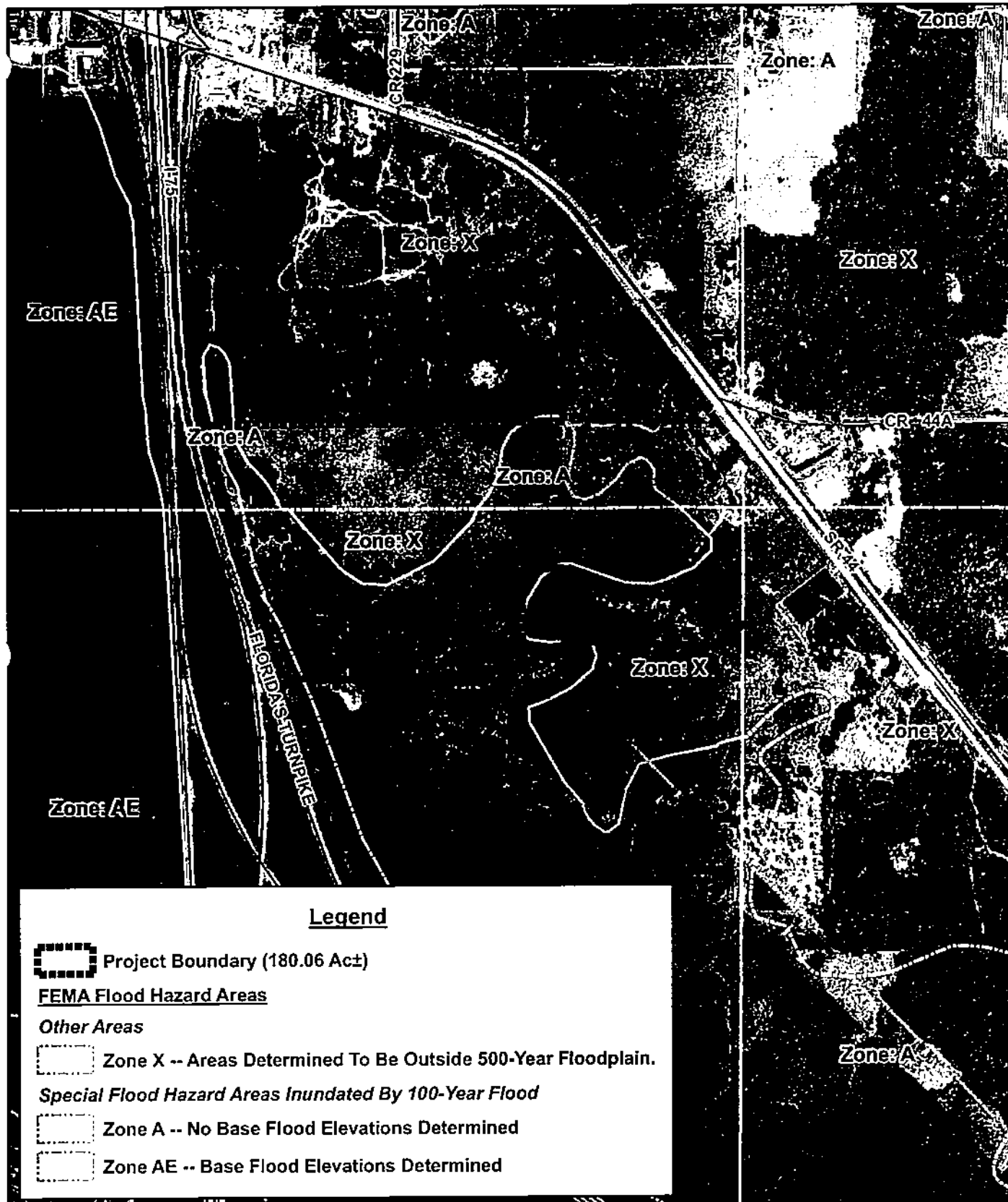


1 Inch = 1,000 feet

Sumter, LLC
Wetlands Survey
Sumter County, Florida

Project No: 12357
File Name:
12357_wet_survey_8x11.mxd
Project Name: Sumter LLC
Project Manager: Greg Beliveau
Creation Date: Nov. 17, 2008
Revision Date: June 29, 2009
Created By: D. Ludwig

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1425 Central Ave., Suite 200, Orlando, FL 32801
Phone: 407-511-1142 Fax: 407-511-4124

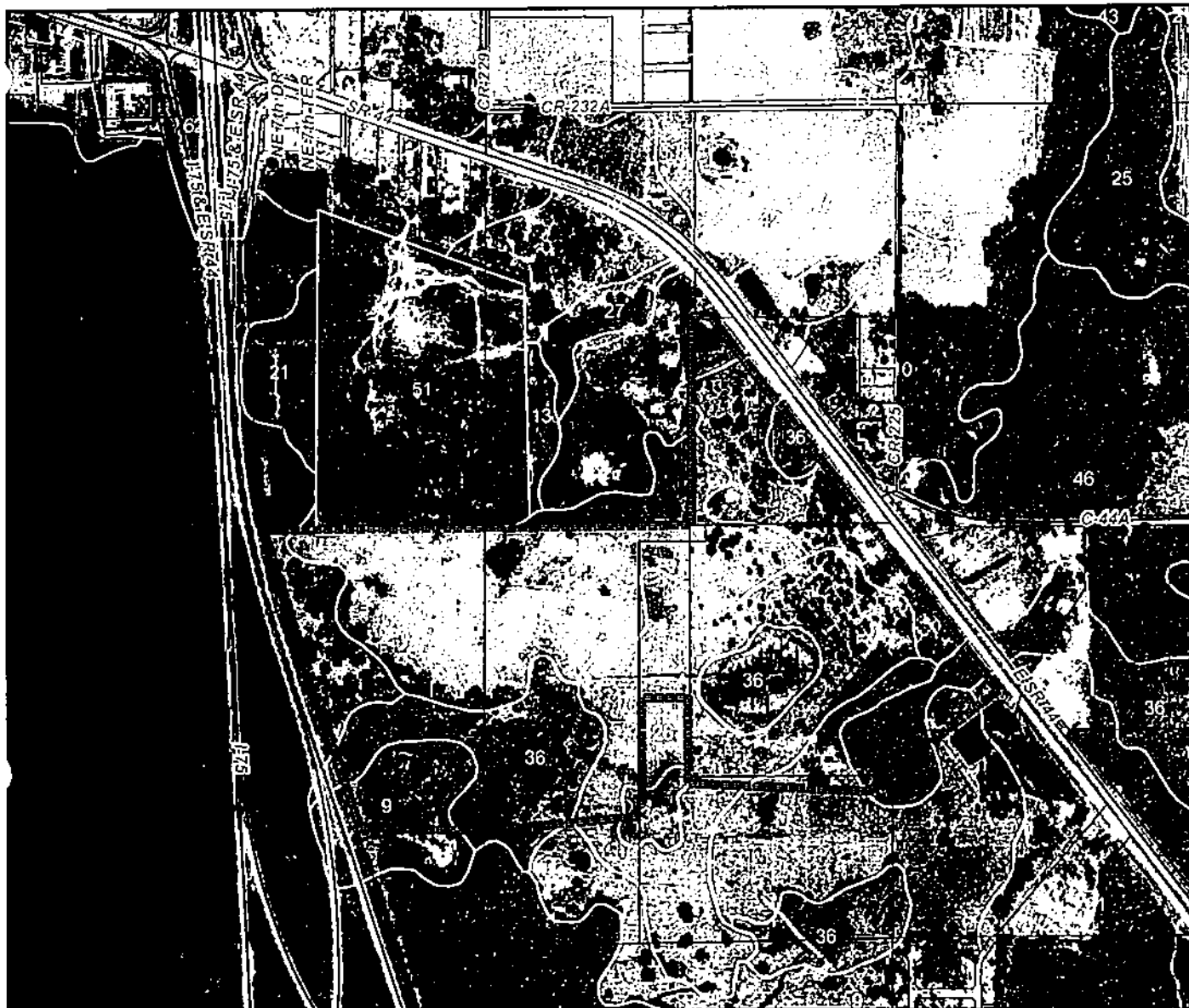


1 Inch = 1,000 feet

Sumter, LLC
 FEMA Flood Hazard Map
 Sumter County, Florida

Project No.: 1235.7
 File Name:
 1235-7 FEMA_8x11.mxd
 Project Name: Sumter LLC
 Project Manager: Greg Beliveau
 Creation Date: Nov. 2, 2008
 Revision Date: N/A
 Created By: D. Ludwig

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 Ocala, FL 34474-1400
 Phone: 352-351-1400 Fax: 352-351-4104



Project Boundary (180.06 Ac±)
2007 - Wildwood City Boundary

NRCS Soils

- 6 -- Kendrick fine sand, 0 to 5 percent slopes
- 8 -- Lake fine sand, 0 to 5 percent slopes
- 9 -- Paisley fine sand, bouldery subsurface
- 10 -- Sparr fine sand, 0 to 5 percent slopes
- 11 -- Millhopper sand, 0 to 5 percent slopes
- 13 -- Tavares fine sand, 0 to 5 percent slopes
- 14 -- Lake fine sand, 5 to 8 percent slopes
- 21 -- Eau Gallie fine sand, bouldery subsurface
- 25 -- Kanapaha sand, bouldery subsurface
- 26 -- Wabasso fine sand, bouldery subsurface

Legend

- 27 -- Sumterville fine sand, bouldery subsurface, 0 to 5 percent
- 29 -- Nittaw muck, frequently flooded
- 33 -- Sparr fine sand, bouldery subsurface, 0 to 5 percent slop
- 36 -- Floridana mucky fine sand, depressional
- 39 -- Mabel fine sand, bouldery subsurface, 0 to 5 percent slop
- 42 -- Adamsville fine sand
- 43 -- Basinger fine sand, depressional
- 46 -- Ft. Green fine sand, bouldery subsurface
- 50 -- Immokalee sand
- 51 -- Pits-Dumps complex
- 57 -- Gator muck, frequently flooded
- 62 -- Urban land



1 inch = 1,000 feet

Sumter, LLC
 NRCS Soils Map
 Sumter County, Florida

Project No: 1235-7
 File Name:
 1235-7 aerial 8x11.mxd
 Project Name: Sumter LLC
 Project Manager: Greg Beliveau
 Creation Date: October 2, 2008
 Revision Date: June 29, 2009
 Created By: D. Ludwig

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